



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/892

APPEAL by Annemarie Atkinson care of Frank Elmes of 70 Saint Laurence Park, Stillorgan, County Dublin against the decision made on the 15th day of December, 2017 by Wicklow County Council to refuse permission.

Proposed Development: The construction of a single storey three bedroom detached bungalow and detached garage with septic tank/percolation area and bored well with access through existing upgraded entrance from existing private right-of-way/shared avenue and all ancillary development works at Ballynacarrig, Brittas Bay, County Wicklow. Further public notices were received by the planning authority on the 17th day of November, 2017.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The Board is not satisfied that, when taken in conjunction with the high concentration of wastewater treatment units in the area, the proposed development would not contribute to an unacceptable increase of nitrate levels in the receiving groundwater and result in an excessive concentration of development served by wastewater treatment units in the area. Accordingly, it has not been demonstrated that the effluent which would be generated as a result of the development can be adequately treated and safely disposed of on-site without risk to groundwater quality. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.