



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D18A/1157**

**APPEAL** by Theresa Doyle care of NODE Architecture of 42 Dawson Street, Dublin against the decision made on the 6<sup>th</sup> day of February, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** 1. Demolition of the single storey cottage to the south of the existing house. 2. Construction of a new single and two-storey extension to the north of the existing detached house. 3. Construction of a new single storey porch and utility room to the south. 4. Minor amendments to the elevations of the existing building. 5. Internal refurbishment and remodelling works to the existing house. 6. New wastewater treatment system for the dwelling. 7. New hard and soft landscaping to the front and sides of the house. 8. All associated drainage and site development works. All at Harbour View, Woodside Road, Barnacullia, Sandyford, County Dublin.

**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**

As set out in Section 8.2.3.6(ix) Rural Housing Waste Water Treatment Systems of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, site assessment and the design of wastewater treatment systems and percolation areas shall generally conform with the Environmental Protection Agency's 'Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses', (2009) and the requirements of the Environmental Health Office. This policy is considered to be reasonable. Having regard to the inadequate information submitted with the planning application and the appeal in relation the safe disposal of wastewater, the Board cannot be satisfied that the proposed development would comply with the Environmental Protection Agency's 'Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses', (2009). The proposed development would, therefore, contravene this policy and would be prejudicial to public health.

---

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

**Dated this                      day of                      2019.**