

An
Bord
Pleanála

Board Order
ABP-310344-21

Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

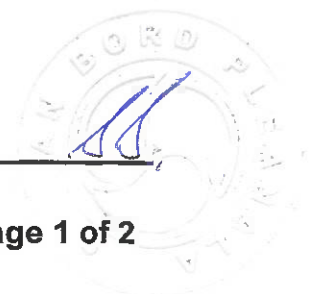
Planning Register Reference Number: 21245

APPEAL by Andrew Baldwin care of Virtus of 5th Floor, The Glass House, 11 Coke Lane, Smithfield, Dublin against the decision made on the 30th day of April, 2021 by Louth County Council to refuse permission.

Proposed Development: Construction of a split level, single storey dwelling (213 square metres) and Wastewater Treatment Unit at Jenkinstown, Dundalk, County Louth.

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 appeal site is in an area underlain by groundwater source classified as extreme in terms of vulnerability. The proposed development and a significant number of existing dwellings in the vicinity are dependent on groundwater for the purposes of water supply. In addition, the dwelling is in an area that has a significant number of existing rural dwellings and subsequently individual wastewater treatment systems. The Board considers that the proposal would give rise to an over proliferation/concentration of wastewater treatment systems in an area where there is high dependence on groundwater for the purposes of water supply and such groundwater source is extremely vulnerable. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

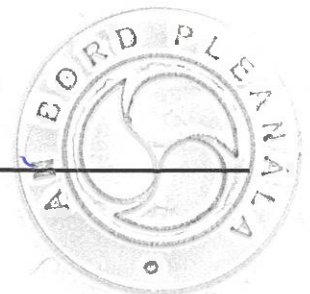


Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *6th* day of *September* 2021