

An
Bord
Pleanála

Board Order
ABP-313169-22

Planning and Development Acts 2000 to 2021

Planning Authority: Laois County Council

Planning Register Reference Number: 22/14

APPEAL by Michael Wood and Danusia Oslizlok care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 8th day of March, 2022 by Laois County Council to grant subject to conditions a permission to Angela Keegan care of Robert Nanasi of Derrydonnell North, Oranmore, County Galway.

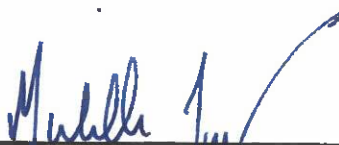
Proposed Development: Retain existing dwelling house with existing treatment plant and percolation area, and retain existing site entrance at Ballynalug, Rosenallis, Clonaslee, County Laois.

Decision

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

Reasons and Considerations

1. On the basis of the water table tests carried out and the lack of information in relation to the site improvement works previously carried out, the Board cannot conclude that the development proposed to be retained has not or would not impact adversely on ground and or surface water; the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the development for which retention is sought and in the absence of sufficient information in relation to the site improvement works previously carried out, and where the water table tests carried out were not in compliance with the EPA Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10), the Board cannot carry out a screening for appropriate assessment, and therefore, cannot establish whether or not a Natura Impact Statement is required. In such circumstances, the Board is precluded from granting permission.



Michelle Fagan

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

Dated this *9th* day of *August* 2022

