



An  
Bord  
Pleanála

Board Order  
ABP-314919-22

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: PL2/22/297**

**APPEAL** by Rody O'Brien and Maree Ryan O'Brien of Hollygrove House, Ballynamona, Durrow, Tullamore, County Offaly against the decision made on the 28<sup>th</sup> day of September, 2022 by Offaly County Council to grant subject to conditions a permission to Anne-Marie Heagney care of Bill McEvoy of Ballydaly, Tullamore, County Offaly.

**Proposed Development:** Construction of a dwellinghouse, garage, effluent treatment system, percolation area, entrance, and all ancillary site works at Ballynamona, Durrow, County Offaly.

## **Decision**

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

## Reasons and Considerations

The Board is not satisfied, on the basis of the information on file received with the planning application and the appeal and the characteristics of the site, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. Furthermore, it is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks or treatment systems in the area. The proposed development, would, therefore, be prejudicial to public health.



---

**Una Crosse**

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

Dated this *7<sup>th</sup>* day of *November* 2023.