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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: 23/60231**

**APPEAL** by Kenneth Hoey care of Total Planning and Design Solutions Limited of Kilimy, Emo, Portlaoise, County Laois and by Others against the decision made on the 10<sup>th</sup> day of July, 2024 by Offaly County Council to refuse permission to Roman Mukhin care of Ruairi Whelan Consulting Engineers and Architectural Services of Canal Road, Portarlinton, County Laois.

**Proposed Development:** Construction of a dwellinghouse, domestic shed, new entrance, effluent treatment system, percolation area and all associated site works at Treascon, Portarlinton, County Offaly.

**Decision**

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

## Reasons and Considerations

Having regard to the soil conditions on site, the evidence of a high-water table and risk of surface water pooling, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily disposed of on-site, notwithstanding the completed Site Characterisation Form, the proposed use of a proprietary wastewater treatment system and a French drain to alleviate ponding. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

  
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**Marie O'Connor**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 13 day of January 2025.