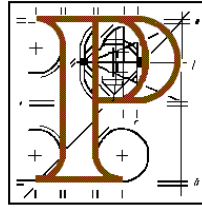


An Bord Pleanála



Inspector's Report

Appeal Ref. No:	PL27.244861
Proposed Development:	Gaelic football pitch, juvenile pitch, handball alley, running track, outdoor gym, a rebounding fence, hurling wall, dressing rooms/toilet facilities, car parking, netting and WWTS.
Location:	Ballyfree West, Glenealy, County Wicklow.
Applicants:	Glenealy GAA Club.
Planning Authority Reg. Ref:	14/2171
Planning Authority:	Wicklow County Council
P.A. Decision:	Grant with Conditions
Appeal Type:	Third Party vs Grant
Appellants:	Luigi Centeleghe
Observers:	None
Date of Site Inspection:	16 th July 2015
Inspector:	Hugh Mannion

1. SITE AND SURROUNDINGS

The site has a stated area of 5.52ha and is located in Glenealy, County Wicklow. Glenealy is a linear settlement stretching along the R752 about 8kms inland (west) of Wicklow town. The site stretches northwest from the R752 and has a road frontage of about 160m. To the southwest and on the same side of the road are 6 houses separated from the site by an access road. Moving north east from these houses is a stretch of road frontage in the ownership of the applicant but not included in this application. Further along are three houses; two relatively new bungalows and a third older house. Just before these three houses there is a farmyard gate which allows access to a local authority effluent holding tank located about 40m from the road in a fenced off area. Behind this holding tank and separated from it by a hedge and post and wire fence is drain/stream which flows northeast from its origin behind the effluent holding tank.

The next circa 160m of road frontage is included in the application site and then there is a short access road shown on the landownership map as being in the applicant's ownership. This access road runs northwest from the R752 and comes to a farm gateway with signs warning of no-entry in the interests of animal health. This gateway is more or less on a bridge constructed over the stream which has started about 200m to the southwest. It is possible to turn right from this gateway out of the site/applicant's land to a farmyard complex with a derelict house – described as Glencarrig House (in ruins) on the submitted drawings. Immediately after this right turn the stream is now clear flowing and flows under the access road and heads off to the northeast.

On the opposite side of the road from the site are; from the south, Ballyfree Crescent comprising about 12 houses, St Joseph's National School, and then Carrig View with about 30 houses. The 50kms/hour speed limit begins just south of Ballyfree Crescent and becomes a 60kms/hour just northeast of Carrig View. A footpath links the school to the two housing developments along the eastern side of the road, there is no footpath along the western (application site side) of the road. There is street lighting along this stretch of road.

2. PROPOSED DEVELOPMENT

This is an application for a 10 year permission for development at Ballyfree West, Glenealy, County Wicklow for;

- Improvements to an entrance/exit to the R752,
- uncontrolled pedestrian crossing,
- an adult Gaelic football pitch 145m x 90m,
- a juvenile pitch 100m x 50m,
- a handball alley,
- a 300 running track,
- outdoor gym,
- all-weather training pitch 65m x 45m with rebound fencing,
- a 40m long reinforced concert hurling wall,
- a 154m² dressing room/toilet building,
- effluent disposal system,
- car parking,
- pitch lighting,
- goal netting and all associated works.

3. HISTORY

A previous application for similar development on this site under reference 14/1174 was deemed withdrawn at FI stage.

4. PLANNING AUTHORITY DECISION

The planning authority granted permission subject to 19 conditions.

Initially the planning authority sought further information relation to;

- The proposed shared entrance, pedestrian crossing and provision of footpaths in the area.
- The basis for the projected number of users of the facility and the proposed 160 car parking spaces.
- An assessment of the traffic impacts from phase 1 only.
- A reduction in the standards of the internal laneway which are excessive.
- Submit a justification for the cycleway throughout the facility.
- The existing drain/stream on site should not be piped.
- Provide details on the culverted drain on the eastern boundary and the bridge for the access laneway.

- Submit details of the berm along the juvenile pitch.
- Submit calculations of the expected hydraulic loading of the WWTS having regard to players, visitors and spectators.
- Confirm that the size of the polishing filter relates to the expected T and P tests.
- Submit a surface water drainage layout demonstrating the adequacy of the soakpits.
- Submit a construction phasing programme.

Water & Environmental Services have no objection to this application. The report states that “the discharge from the Wicklow County Council septic tank should not impact on the proposed percolation area. The long term plan is to convert this facility to a pumping station”. There is a public water supply available on the R752.

The **Environmental Health Officer** required confirmation of trial holes opened adjacent to the location of the proposed polishing filter and confirmation that the T and P tests were carried out at this location.

The **Area Engineer** raised queries in relation to the adequacy of the proposed pedestrian crossing, boundary along the public road, the compatibility of the proposed development with NTA approved road work in the vicinity of the national school.

The **Roads Section** raised queries in relation to sightlines, ramp/crossing to be shown on a drawing, provision of footpaths along the boundary, provision of cyclepaths within the proposed development.

5. THIRD PARTY APPEAL

The grounds of appeal may be summarised as follows;

- Glenealy is designated a “large village” in the County Development Plan. The development for recreational purposes of 21 acres of land in the village centre will prejudice the future development of the village and prevent the implementation of local and National planning policy.
- It is the policy of the planning authority set out in objective SR3 that recreational facilities are located on zoned active open space lands. This site is not so designated.

- The planning authority's Sports and Recreation policy sets out a requirement for active open space at 2.4ha per 1,000 population. Applying this standard in the present case the requirement for active open space would be 4.4ha but the proposed development proposes a 25% excess of the required provision and the planned phase 11 would give rise to a 95% over-provision. Therefore the proposed development materially contravenes the County Development Plan.
- The proposed development is close to a poorly functioning wastewater holding tank serving Glenealy. This regularly overflows into a local stream. The proposed development is served by a further WWTS on unsuitable ground. The proposal is prejudicial to public health and gives rise to the risk of water pollution. The raised percolation area will become a viewing stand, will be damaged and will not function properly. The percolation area is up-hill of the treatment system. The application underestimates the total number of persons who will need to be served by the WWTS and is not clear what the projected population of the WWTS is being designed to serve.
- There is a hydrological link between the site and the Murrough SAC/SPA. The stream on site has been incorrectly characterised in the application as a drain/ditch. The proposed development will create contaminated surface water run-off within the catchment of the Glenealy/Rathnew river system. This phase is part of a larger development – this phase may not be properly assessed in the absence of an assessment of the overall plan. The proposed development should have been subject to an EIS.
- The site is prone to flooding including the area proposed for the WWTS associated with the proposed development.
- The proposed development will negatively impact on the amenity of nearby residential property – in particular housing to the west which will be subject to intrusive flood lighting.
- The proposed pedestrian crossing will give rise to traffic hazard. There is no footpath on the roadside fronting the application site.
- The car park will be unsightly when viewed from the road. The location of the juvenile playing pitch will give rise to balls being hit or kicked into the public road.

6. APPLICANT'S RESPONSE

The applicant responded to the appeal as follows;

- The Masterplan presented at pre-planning consultations with the planning authority has been overtaken by events and is no longer relevant. The applicant was too late in responding to a request for further information in the earlier application under reference number 14/1174 and that application was deemed withdrawn. The applicant engaged with the appellant and other local residents in preparation of this application.
- The applicant has outgrown its current club/playing facilities and purchased this site 2 years ago to provide new hurling facilities. The site is centrally located in Glenealy village and close to a national school. The facilities will be open to walking/running clubs in the area and accords with the sports and recreation policies set out in the County Development Plan at CC2, SR1, SR3, and SR5.
- The overall development is proposed in two phases but it makes sense that this application provides details of traffic management, parking and effluent disposal associated with both development phases.
- A 10 year permission is required so that public funding applications may be made and development may be undertaken as funding is available.
- The proposed development will drain to a WWTP which complies with the EPA Code of Practice (2009). The paved areas will drain to SUDS/permeable paving and also to a ditch drain which accommodates greenfield run off. This ditch drain discharges to the Glenealy/Rathnew stream but it is not a stream in the sense used by the appellant.
- The residents closest to the proposed development have no objection on grounds of injury to residential amenity. No parking areas/structures are located directly to the rear of any house, no viewing stands is proposed, the juvenile pitch has been removed as far as possible from houses, a comprehensive landscaping/planting scheme will be implemented. Measures will be taken to ensure that floodlighting spill will not impact on houses.

- The traffic impact analysis is robust and relates to phases 1 and 2 of the proposed development.

7. PLANNING AUTHORITY RESPONSE

The planning authority did not comment on the appeal.

8. FURTHER SUBMISSIONS

The applicant was offered an opportunity to respond to the applicant's comments on the appeal and made the following points.

- A viewing stand is included in the Masterplan drawing SA005 110-A3-03 14.
- The present application is supported by the previous Masterplan and research studies prepared for the previous application under PP13/145.
- The issues of parking provisions and effluent disposal have not been adequately addressed in the application.

9. OBSERVATIONS

There are no observations on file.

10. PLANNING POLICY FRAMEWORK

The site is located within the administrative area of Wicklow County where the Wicklow County Development Plan 2010-2016 applies. Table 4.3A of the plan sets out a settlement hierarchy with Bray as a metropolitan area/consolidation town at the apex and smaller settlements ranked as rural town, large village, smaller villages and rural clusters. Glenealy is designated a Level 6 'large village' in the settlement hierarchy.

Section 6.3.1 of the Plan sets out objectives in relation to such settlements as follows; where no mains sewerage is available, permission for housing (both single and multi-house developments) will only be considered on the basis of individual on-site effluent disposal systems – shared private wastewater treatment plants will not be allowed.

In relation to wastewater treatment the objective set out at 12.3 of the plan is to;

To facilitate the Wicklow County Council Water Services Investment Programme to ensure that all lands zoned for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of the following regional and strategic wastewater schemes:

- Arklow wastewater collection network and treatment scheme, including the provision of a new WWTP at Seabank;
- Newtownmountkennedy regional collection network and treatment scheme, including the provision of a new WWTP at Leamore, Newcastle;
- Extension of Greystones WWTP;
- and any other smaller, localised wastewater improvement schemes required during the lifetime of the plan.

In relation to the protection of biodiversity the plan sets objectives to:

- BD3 To maintain the favourable conservation status of existing and future Natura 2000 sites (SACs and SPA's) and Annex I-*Habitats* and Annex II-*Animal and Plant* species in the County.
- BD4 Any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive 1992 and "*Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities*"(DoEHLG 2009).

11.ASSESSMENT

11.01 This assessment will consider the application in the context of development plan provisions, road safety, residential amenity, visual amenity, effluent disposal and Appropriate Assessment (AA).

11.02 Development Plan Provisions

11.03 The appeal makes the case that the proposed development is of a scale which is not appropriate to a rural settlement and that it will pre-empt the development of lands in the village core for more appropriate residential development.

11.04 Glenealy is a 'large village' within the rural settlement hierarchy set out in table 6.1 of the County Development Plan. The site is located almost exclusively outside the village development boundary established for Glenealy in the maps attached in volume 2 of the County Development Plan. The objectives in relation to development in 'larger villages' set out in section 6.3.1 of the Plan relate largely to housing development but does state that (RH5) where no mains sewerage is available permission for housing (both single and multi-house developments) will only be considered on the basis of individual on-site effluent disposal systems – shared private wastewater treatment plants will not be allowed. The proposed development represents, in effluent loading terms, about 8 five pe equivalent households.

11.05 The essential point made by the appellant is that the proposed development is not plan led. This is true but I would note that this form of development will draw participants from a much larger hinterland than from Glenealy alone. Notwithstanding that the proposal is outside the development boundary of the village established by the development plan I do not consider that it materially contravenes the plan.

11.06 Finally the point has been made that the proposed development would prevent the orderly expansion of the village in accordance with future development plans. I do not consider that the type of development proposed – largely a change of use with limited construction - does not prevent future zoning of the site for other uses nor does the form of development proposed present serious obstacles to construction works for alternative development types.

11.07 Road Safety

11.08 The appeal makes the case that the proposed development will endanger public safety by reason of traffic hazard.

11.09 The application included a traffic impact assessment (TIA). This assessment predicted a peak attendance of 200 participants and spectators; 75% would arrive by car, 15% on foot and 10% by bike. The assessment concludes that the new/upgraded junction of the access road

and the R752 will function adequately within the time period 2015 to 2030. Parking is provided for 160 cars which assumes 1.4 occupancy per car and this is predicted to ensure no on-street parking

11.10 Having regard to the village location of the proposed development, the housing close enough to give rise to walking/cycling players/spectators and the location of the national school opposite the site I consider that the assumptions and conclusions set out in the TIA are reasonable.

11.11 Having regard to;

- The material submitted with the application including the further information submitted on 20th February 2015,
- The location of the proposed development in a rural settlement and close to a school,
- To the public lighting and footpath available on the eastern side of the R752 and the proposal to link that footpath with the proposed development by way of a pedestrian crossing,
- The 50kph speed limit pertaining to the public road fronting the proposed development and the availability of adequate sightlines at the site entrance,

I conclude that the proposed development provides adequate off-street car parking, that the junction of the access road with the regional route is acceptable in terms of sightlines and traffic safety and the road network proposed to serve the proposed development is adequate, and, therefore that the proposal is acceptable in terms of traffic safety and convenience .

11.12 Residential Amenity

11.13 The appeal makes the case that the proposed development will injure the amenity of nearby residential uses. I would identify the principal impacts on residential amenity as arising from noise, traffic and light spill.

11.14 There are three concentrations of houses in Glenealy; Ballyfree Crescent comprising about 12 houses opposite the site, Carrig View with about 30 houses circa 300m to the northeast and 6 houses to the southwest. Given the separation distance between the application site and the houses in Carrig View I conclude that these houses will not be

impacted upon by noise or light emanating from the proposed development.

11.15 In relation to Ballyfree Crescent it may be noted that there are no floodlights on the juvenile pitch which is closest to these houses. The closest of these houses will be a minimum of 40m from the pitch and I consider that noise, when experienced, will not be more than should be anticipated in a rural village setting close to a national school. In relation to the six houses to the southwest it may be noted that these are about 170m from the juvenile pitch and almost 200m from the adult pitch.

11.16 Impacts are more likely for the three houses (two bungalows and an older cottage) located between the County Council's wastewater holding tank and the juvenile pitch. Again it may be noted that there is no floodlighting on the juvenile pitch and the closest floodlight on the senior pitch will be about 150m distant. Some noise impacts may arise from the juvenile pitch but having regard to the village location of these three houses, their proximity to a public road and a school and the intermittent nature of the use proposed I do not consider that these impacts are sufficient to warrant refusal of permission.

11.17 Having regard to the foregoing I conclude that the proposed development will not seriously injure the amenity or depreciate the value of residential property in the vicinity.

11.18 Visual Amenity

11.19 The appeal makes the related points that the car park will be unsightly when viewed from the road and that the location of the juvenile playing pitch will give rise to balls being hit or kicked into the public road.

11.20 The car parking area is proposed to be located just west of St Joseph's National School.

11.21 Having regard to;

- the location of the site within an area to which the urban speed limit of 50kph applies,
- the set back of the national school from the public road and the road side parking associated with the school,

- the urbanised nature of the immediate area arising especially from the two nearby housing developments, and
- the proposed landscaping along the site's boundary with the R752 which will reduce the visual impact car parking

I do not consider that the visual impacts would be so intrusive as to require refusal of permission on this point.

11.22 The juvenile playing pitch is further to the west from the national school entrance and proposed car parking. In relation to the dangers of balls escaping the site onto the public road I would comment as follows.

11.23 Having regard to;

- The set back of the juvenile pitch circa 22m from the roadside boundary,
- The existing roadside boundary which will continue to be defined by an existing line of tall trees,
- The proposal to supplement this boundary with a lower hedge,
- The designation of the pitch for use by younger players,
- The possibility of further mitigation measures by way of, say, ball netting along this boundary, in the event of a grant of permission,

I conclude that the potential for balls to reach to public road is not such as to require refusal of permission on this point.

11.24 Effluent Disposal

11.25 The appeal makes the point that the site is unsuitable for effluent disposal.

11.26 The site is located between two areas of high ground; to the southeast the ground rises away to a summit at 217m OD, to the northwest the ground rises up to the Carrick Mountain (381m OD). Originating at the back (northwest) of the Council's effluent holding tank there is a stream. There is some dispute in the material submitted in relation to the application and appeal as to the nature of this stream – the undated Irish Water material on file suggests that it may have been recently opened. This watercourse is marked on the 25" OSI, holds water

within the site and is free flowing on the north-eastern boundary of the application site I conclude that it is stream and a natural, although possibly modified, feature of the area.

11.27 I conducted a site visit in mid-July when it may be expected that the water table to be lower than, say, in March or April but there was ponded water on the soil surface in the vicinity of the head of the stream at the back of the Council's sewage holding tank although not in the immediate area of the raised percolation system which is marginally elevated over the remainder of the site on the south-western boundary.

11.28 The site suitability assessment submitted with the application identifies the vulnerable receptor as ground water only. Having regard to the relatively poor percolation on site and the presence of a stream on site surface water is also at receptor potentially at risk of pollution. According to the EPA Code of Practice for Single Houses (adopted by the application) a T vale of 26 indicates a site suitable for effluent disposal. The mottling recorded at 0.6m and 1.3m indicates that there is a fluctuating water table on site which would not allow a sufficient unsaturated layer below the percolation pipe. Accordingly the applicant, correctly, concluded that site is unsuitable for disposal of septic tank effluent.

11.29 The planning authority's Water & Environmental Services (see report dated 29th January 2015) commented that the hydraulic loading arising from the proposed development appeared to be under estimated when compared to the car parking provision, that a more accurate estimate of the numbers of players and visitors for a variety of activities should be provided and that the percolation area should be sized according to the projected hydraulic loading.

11.30 The response to the further information request (see Ian Heffernan & Associates submission dated 10th March 2015) states that the maximum number of sports participants will be 130 or on a twice yearly 'teenage blitz' it will be 200 combined participants and spectators. The site suitability assessment gives an average T test result of 26 and a P figure of 21.83. The application adopts the figure for expected hydraulic loading per person for football clubs set out in Table 3 of the Wastewater Treatment Manual for Small Communities, Business, Leisure Centres and Hotels which give a 30l/day figure to arrive at a pe of 42 for the finished development.

11.31 The application calculates that the area of percolation area required is 300m². This is arrived at by adopting a P value of less than 20 with a pe of 40/50. It appears that the percolation area is calculated by reference to Table 10.1 of the EPA COP for single houses as follows:

P/T value 3-20 and 5 person require an area of 45m² implies (for a pe of 40) a percolation area of 360m². (see the application scaled drawing drainage layout 12/092/010 which appears to provide a percolation area of 585m²).

11.32 More accurately if the figure for P of 21.83 given in the site characterisation form lodged with the application is adopted and the pe of 42 calculated in the application documentation is used to size the percolation area in accordance with table 10.1 of the COP the percolation area would be 90m²/8, which is 720m².

11.33 Unfortunately the Water & Environmental Services does not appear to have commented on the applicant's additional information.

11.34 The Wastewater Treatment Manual for Small Communities, Business, Leisure Centres and Hotels makes the point (2.2.3) in relation to certain types of development that there may be significant variations in wastewater flows arising from seasonal variation in visitor numbers. These variations can cause operational difficulties for systems serving premises subject to these seasonal variations and such systems need to withstand such shock loads. In the present case there are showers, toilets and clothes washing facilities proposed within the club house. As an additional mitigation measure a 8m³ effluent holding tank is proposed as essentially a balancing tank to even out the flow from the septic tank to the percolation area. It is not clear what implications of having to pump from the initial septic tank/the holding tank and then into the percolation pipes would have on the working of the system.

11.35 Having regard to the following;

- The site is inherently unsuitable for the disposal of wastewater because of a high water table evidenced by mottling rising to within 0.6m of the surface,
- The application is deficient in not identifying surface water as a potential receptor for contamination,

- The application has not demonstrated that the proposed percolation area has been properly sized in relation to the expected hydraulic loading arising from the proposed development.

I conclude that the application has not demonstrated that the foul effluent arising from the proposed development can be disposed of on site without giving rise to a risk of ground water and surface water pollution and the proposed development would be prejudicial to public health.

11.36 Appropriate Assessment

11.37 The application did not screen for AA. The planning authority screened for AA and concluded that the WWTS would function effectively and that the separation distances between the application site and any Natura 2000 site was sufficient to ensure no significant negative impacts on such a site.

11.38 The Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (DOEHLG 2009) advise that any Natura 2000 site within the likely zone of impact should be screened for AA and as a rule of thumb 15kms may be adopted. I estimate that the Murrough Wetlands SAC is within 7kms of the site. The NPWS has published generic conservation objectives for the Murrough Wetlands SAC. The objective is to maintain or restore to favourable conservation status the habitats of community interest for which the SAC has been selected. These are;

- Annual vegetation of drift lines [1210]
- Perennial vegetation of stony banks [1220]
- Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330]
- Mediterranean salt meadows (*Juncetalia maritimi*) [1410]
- Calcareous fens with *Cladium mariscus* and species of the *Caricion davalliana* [7210]
- Alkaline fens [7230].

11.39 The NPWS has published generic conservation objectives for the Murrough SPA (004186) which is about 7kms from the application site. The objective is to maintain or restore to favourable conservation status the species of community interest for which the SAC has been selected. These are;

- Red-throated Diver,
- Greylag Goose,
- Light-bellied Brent Goose,
- Wigeon,
- Teal,
- Black-headed Gull,
- Herring Gull,
- and Little Tern.

11.40 Along with the on-site wastewater treatment system 160 car parking spaces are proposed with additional areas surfaced with permeable material which will drain to SUDS areas whence surface water will infiltrate the soil. I consider that much of that surface water will enter the stream on site. The site synopsis published by the NPWS (see version dated 2014 attached) comments that “recent farming and drainage practices and afforestation have greatly reduced the area and quality of these wetlands”. The potential for impacts arising from the Council’s sewage storage tank have not been fully explored in the application.

11.41 Having regard to;

- The source-pathway-receptor model which establishes that the stream originating within the site and which feeds into the Murrough Wetlands SAC (002249) and the Murrough SPA (004186) circa 7kms to the east provides a hydrological link between application site and these two Natura 2000 sites,
- The conservation objectives for the Murrough Wetlands SAC (002249) and the Murrough SPA (004186) include the maintenance of the favourable conservation status of sensitive habitats listed for protection in Annex 1 of the Habitats Directive and birds species listed for protection in Annex 1 of the Birds Directive,
- The potential for likely and significant effects arising from pollutants draining from the WWTP and surfaced roads and parking spaces on site (the source) travelling in the river/stream system (the pathway) and reaching habitats and or species for which the SAC and SPA have been designated (the receptors),
- The potential for likely and significant effects arising from the proposed development in combination with effects from the adjoining Council’s sewage holding tank, farming, drainage and

afforestation within the water catchment of the Murrough Wetlands SAC (002249) and the Murrough SPA (004186).

I conclude on the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Murrough Wetlands SAC (002249) and the Murrough SPA (004186) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

11.42 EIA

11.43 The appeal makes the point that the application should have been subject to EIA.

11.44 Schedule 5 of the Planning and Development Regulations 2001, as amended sets out in Part 1 classes of development for which EIA is mandatory. The subject application does not fall into any of these categories.

11.45 Schedule 5 Part 2 sets out classes of development where EIA is required subject to meeting a threshold. Schedule 5 Part 2 Class 12 *Tourism and Leisure* requires EIA for ski runs, ski lifts and cable cars where the length would exceed 500m, certain sea water marinas, holiday villages, camp sites and theme parks subject to certain limits. The proposed development does not fall into any of these classes of development and therefore does not require EIA in accordance with Schedule 5.

11.46 Schedule 7 provides criteria for determining whether a development would or would not be likely to have significant effects on the environment where that development is within a class to which Schedule 5 refers but does not meet the thresholds. Since the proposed development is not within a class for the purposes of Schedule 5 no EIS is required in this case.

12. Recommendation

Having regard to the foregoing I recommend that permission for the proposed development be refused for the reasons and considerations set out below.

Reasons and Considerations

1) The Board is not satisfied on the basis of the information submitted with the application that the proposed waste water treatment system will adequately treat foul effluent arising from the proposed development. Therefore, it is considered that the proposed development would be prejudicial to public health, would give rise to a serious risk of water pollution and would be contrary to the proper planning and sustainable development of the area.

2) The Board is not satisfied that the application has demonstrated that the proposed development would not have a significant adverse effect on nearby European Sites, specifically the (the Murrough Wetlands SAC (002249) and the Murrough SPA (004186) based on the sites' conservation objectives.

Hugh Mannion
Planning Inspector
30th July 2015