



An
Bord
Pleanála

Inspector's Report PL07.248983

Development	Retention of existing workshop and construction of larger workshop; retention of car storage area car sales area; and retention of extension.
Location	Ballymaquiff North, Labane, County Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	16/1425
Applicant(s)	Adrian Quinn
Type of Application	Appeal
Planning Authority Decision	Refuse permission
Type of Appeal	First v Refusal
Appellant(s)	Adrian Quinn
Observer(s)	None
Date of Site Inspection	2 nd November 2017
Inspector	Karla Mc Bride

1.0 Site Location and Description

- 1.1. The appeal site is located in the village of Laban in south County Galway and the surrounding area is rural in character. The site is located on the SW side of the village and it occupies a large “L” shaped corner site on the junction of two local roads. The site is located opposite a 2-storey public house to the N and St. Teresa’s RC Church and associated car park to the E. The Church is a Protected Structure. The site is bound to the W and S by agricultural fields. There are several detached houses along the local roads to the W and S which slope down away from the site.
- 1.2. The overall site is occupied by an existing 2-storey commercial building and an adjacent 2-storey house and garden, with workshops and sheds to the rear, along with a large open air car storage area to the W and S. The car storage area is accessed off the two roads to the N and E. The 2-storey buildings are located opposite St. Teresa’s RC Church and the area in front of these buildings is used as a car sales area, whilst the area to the N of the commercial building is used for customer car parking. There is no demarcation between these areas and the public roads to the N and E. The remaining site boundaries to the W and S are defined by a mix of walls and fences. The workshops and sheds to the rear of the 2-storey buildings are used for the maintenance, repair and cleaning of vehicles.
- 1.3. The 2-storey commercial building forms part of the appeal site whilst the 2-storey house and garden do not, although the area surrounding the house and garden lie within the development site.
- 1.4. Photographs & maps in Appendix 1 describe the site and surroundings in detail.

2.0 Proposed Development

Permission is being sought for retention, demolition & construction works comprising:

- Retention of the existing external car storage yard and car sales area.
- Demolition of the existing vehicle workshop and the construction of a new larger building along the N site boundary.

- Retention of an extension to the existing garage.
- Gross floor space of:
 - Overall site: 0.8ha
 - Proposed works: 596.5sq.m.
 - Retained works: 263sq.m.
 - Demolition: 55sq.m.

Accompanying documents:

- Planning report
- Ecological Assessment & AA Screening Report
- Flood Risk Assessment (appeal submission)

3.0 Planning Authority Decision

3.1. Further information

1. A Flood Risk Assessment report – *not provided*.
2. A revised a car sales/display area; details of staff and public car parking; demonstrate visibility from the entrances in accordance with DM20; & clarify the types and frequency of traffic movements – *insufficient details provided*.
3. Details of water supply and capacity - *insufficient details provided*.
4. Details for surface water disposal - *insufficient details provided*.
5. Details of current and future staff numbers; a Site Characterisation Report; details of any proposed WWTS; detailed longitudinal section through the entire site (house/garage/workshop/WWTP & percolation area to indicate the relevant levels; and details for the safe & satisfactory disposal of car washings - *insufficient details provided*.
6. Revised design for the proposed workshop; a visual and written assessment of impact on nearby Protected Structure; a detailed planting scheme including proposals for the reinstatement of roadside hedges – *minor amendments*.

3.2. **Decision**

The planning authority decided to refuse permission for 4 reasons related to:

1. Site located adjacent to a flood risk zone & **material contravention** of Objectives FL1, 4 & 5, and contrary to ministerial guidelines.
2. Absence of adequate water supply & contrary to Objective WS12.
3. Located within 15km of 28 European Sites and also drains into a such a site, inadequate information in relation to the capacity of existing WWTS and unsatisfactory car washing disposal proposals; prejudicial to public health & likely to negatively impact on receiving waters; unacceptable risk to public health; adverse impact on a European Site; and **material contravention** of Policy NHB1 & Objectives NHB3, WW5 & WW7.
4. Endanger public safety by reason of a traffic hazard or obstruction of road users (lack of detail in relation to auto-tracking for large vehicles & sightlines).

3.3. **Planning Authority Reports**

3.3.1. **Planning Reports:**

Planning officer recommended refusal of planning permission subject to conditions.

3.3.2. **Other Technical Reports:**

None received.

3.3.3. **Submissions**

None received.

4.0 **Planning History**

None attached.

5.0 Policy Context

5.1. EU Habitats Directive (92/43/WWC)

The Habitats Directive deals with the Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union. Article 6(3) of this Directive requires that any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. The competent authority must be satisfied that the proposal will not adversely affect the integrity of the European site.

5.2. The Planning System and Flood Risk Management, 2009

This document provides guidance on the identification, assessment and management of flood risks in areas of potential development and they recommend a precautionary approach in relation to flood risk management. They require the planning system to: - avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere; adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

5.3. Regional Planning Guidelines for the West Region 2010-2022

This document sets out a planning framework for the Western region and Section 4 seeks to promote development in towns and villages that is in sympathy with the existing built environment and ensures that any approved developments are in keeping with the town/village ethos which may be unique to that area.

5.4. County Galway Development Plan 2015 to 2021

General provisions:

- Landscape Sensitively Class 2 (Class 1 is the least sensitive)
- Within or adjacent to a possible flood plain.
- A Regionally Important, conduit karst aquifer, development potential limited.
- An area drained by the Kinvarra River

Policies and objectives:

Pol. EDT 1: Sustainable economic development & employment

Pol. EDT 9: Small sale enterprise & community services in small village

Obj. FL 1: Flood Risk Management & Assessment, compliance with Guidelines

Obj. FL 4: Flood Risk Assessment for Planning Applications and CFRAMS

Obj. FL 5: Provision of information on the implications of climate change

Pol. NHB 1: Natural Heritage and Biodiversity

Obj. NHB 1: Protected Habitats and Species

Obj. NHB 3: Protection of water resources.

Obj. WS 12: Adequate Provision & Supply of Drinking Water

Obj. WW 5: WWT Associated with Development in Un-Serviced Areas.

Obj. WW 7: Surface Water Drainage and Sustainable Drainage Systems

5.5. Natural Heritage Designations

There are 28 European sites located within a 15km radius of the site, 11 of which are located within a 1.5-5km radius of the proposed development.

6.0 The Appeal

6.1. Grounds of First Party Appeal

Principle:

- Seeking to regularise existing development by way of the retention of several items and to also carry out new works which include a new workshop.
- The site has a long established history of commercial activity & the business is one of the few remaining in the village since it was bypassed in the 1970s.
- Size & scale of the proposed workshop was reduced under the FI response.
- Compiles with the economic development policies contained in Regional Guidelines (S.5.4) and the Development Plan (EDT 1 & EDT 9).

Flood risk:

- Although close to a flood risk area, the site is well elevated and the FRA report (submitted with the appeal) concluded that the proposal is likely to have a negligible impact on flood storage in the area, as it will not affect any watercourse, floodplain or flood protection in the vicinity.

Environmental services:

- An inspection of the recently installed existing septic tank & percolation area that serves both the house and business confirmed that: - the total load on the septic tank was 4PE; the existing system is working satisfactorily with no evidence of any defects or odour nuisance; and that an EPA Site Characterisation Report was unnecessary.
- Petrol interceptors and drainage collection channels would be located around the perimeter of the paved areas to protect from run off from the car wash.
- Existing connection to the Group Water Scheme is adequate to cope with the small increase in demand, with no new washing facilities planned.

Traffic:

- No large vehicles use the site because of the nature of the business & auto tracking is not required, and cars are sourced and delivered individually.

- FI Drg. No. 03 indicates the relevant sightlines from both access points, and an area to either side of these points would be marked with yellow diagonal lines to prevent parking in the vicinity of the entrances.

6.2. **Planning Authority Response**

None received.

6.3. **Observations**

None received.

7.0 Assessment

The issues arising in this case relate to:

- Material Contravention
- Principle of development
- Visual amenity
- Movement & access
- Environmental services
- Flood risk
- Appropriate Assessment

7.1. Material contravention

The planning authority decided to refuse planning permission for the proposed development for 4 reasons, 2 of which (no.1 and no.3) related to material contravention of the Development Plan.

Section 37 (2) (a) and (2) (b) of the Planning and Development Act, 2000 (as amended) sets out the four circumstances under which the Board can give overturn the decision of a planning authority when material contravention forms part of the reason for refusal. These circumstances relate to developments of national or regional importance, the incorporation of national planning policy and regional guidance into the Development Plan, policies and objectives should be clearly stated in the Plan without conflict or contradiction, and the pattern of planning permissions granted since the last Development Plan was adopted should reflect current planning policy for the area.

Reason no.1 stated that the site is located adjacent to an identified flood risk area, and taking account of the recent flood event in the area, the precautionary principle set out in the Flood Risk Management Guidelines, and the absence of a Flood Risk Assessment, the PA was not satisfied that the site is not at risk of flooding and that the proposal would materially contravene Objectives FL1, FL4 and FL5. These

objectives deal with flood risk management and assessment, compliance with the Guidelines, compatibility with CFRAMS and the provision of information on the implications of climate change. It is noted that none of these objectives deal with land use planning policy or principle. However, the applicant has submitted a Flood Risk Assessment report with the appeal submission and the issue of material contravention is no longer relevant in relation to Reason No.1.

Reason no.3 stated that the site is located within 15km of 28 European Sites and also drains into a such a site. In the absence of satisfactory information in relation to the capacity of existing septic tank system and unsatisfactory car washing disposal proposals contained within the application details, the PA considered that the proposal would be prejudicial to public health, negatively impact on receiving waters, adversely impact on the Qualifying criteria of a European Site, and materially Contravene Policy NHB1 and Objectives NHB1, NHB3, WW5 & WW7. These objectives deal with natural heritage and biodiversity, protected habitats and species, protection of water resources, waste water treatment associated with development in un-serviced areas, and surface water drainage. It is noted that none of these policies or objectives deal with land use planning policy or principle, and that the applicant submitted an Ecological Assessment & AA Screening report with their application.

Having regard to all of the foregoing, the proposed development is not of national or regional importance, the Development Plan incorporates all relevant national planning policy and regional guidance, the policies and objectives are clearly stated in the Plan and without conflict, and the pattern of planning permissions since the last Development Plan was adopted reflect current planning policy for the area. However, the issue of material contravention does not apply to the current case as the policies and objectives cited by the planning authority are not related to land use planning policy or principle.

7.2. **Principle of development: Planning Policy**

The proposed development would be located within a rural area in the village of Laban. Objective ED9 of the current Development Plan seeks to provide a strategic economic balance countywide by encouraging the establishment of small scale enterprises and community services in the smaller rural villages and

settlements of the County. The proposed development would therefore be acceptable in principle subject to compliance with other planning policies and objectives and environmental considerations.

7.3. Visual amenity

The applicant is seeking planning permission to retain existing works on the site as well as proposed new works. The existing works comprise the retention of the existing external car storage yard and car sales area, and the retention of an existing car repair workshop and car wash facility, whilst the proposed works comprise the demolition of an existing small workshop and the construction of a new workshop.

It is noted that the planning application form and the site notices refer to the "(iii) Retention of an existing extension to the garage" and that section 11 of the planning application form states that the gross floor area of work to be retained is 236sq.m. However, planning application drawing No.6 describes this element of the proposed development as "Retention of existing car repair workshop" which, when measured off the submitted plans is in the region of 236sq.m.

The existing c. 236sq.m. car repair workshop contains a repair shop and two stores, along with a car wash facility which is just under 70sq.m, and it is between c.3m and 5m high. The overall structure is located in the approximate centre of the site, to the rear of the existing 2-storey building and 2-storey house and it does not affect the visual amenities of the area to any significant extent.

The existing single storey c.55sq.m garage to be demolished is located along the N site boundary with the local road and to the rear of the 2-storey building and the proposed demolition is considered acceptable in terms of visual amenity.

The originally proposed c.596sq.m workshop would also be located along the N site boundary with the local road and it would be c.44m long, c.13m wide and c. 7.5m high. The structure would have a mainly double height interior with a small first floor c.64sq.m. storage area. The planning authority raised concerns in relation to the scale and bland appearance of the proposed building and its relationship with the

nearby Protected Structure at St Teresa's Church, and a revised design was submitted by way of FI. The amended and slightly smaller workshop would be c.37m long, c.12m deep and c.6.7m high with an enlarged set back from the local road to the N. The N facing elevation would be broken up by the addition of stone cladding and the site boundaries would be landscaped to allow for the continuation of the roadside hedgerow to the W. The revised design is considered acceptable in terms of visual amenity, subject to the submission of a detailed landscaping plan, and the proposed structure would not detract from the character and setting of the nearby Protected Structure.

The existing external car storage areas are located within the site and to the rear of the existing 2-storey buildings. The site boundaries are defined by a mix of walls and fences of varying sizes, cars are stored on either side of the boundary wall to the W and the hedgerow along the N site has been removed. The site occupies an elevated position relative to the local roads to the N and SE and the development is visible from along both of these roads on the approach to Laban Village.

Notwithstanding the proposed landscaping and boundary treatment along the local road to the N, the entire site would benefit from a consolidated boundary plan. This could be addressed by way of a planning condition, in the interests of visual amenity.

The existing external car sales and display areas are located parallel to the existing 2-storey buildings and along the N and E site boundaries with the two local roads for a distance of c.45m and 50m respectively. Under the revised proposal the extent of the parking area to the E would be scaled back to c.38m to provide for improved sightlines to the N from the vehicular entrance to the site. The use of these linear areas for the sale, display and storage of vehicles is considered acceptable in terms of visual amenity subject to the permanent delineation of these areas from the public road, which could be addressed by way of a planning condition.

7.4. Movement and access

The proposed development would be located on the corner of two local roads in the Village of Laban which has been bypassed by the N18. The surrounding local road network is not heavily trafficked and operational speeds are relatively low. The existing vehicular entrances to the site are located off the local roads to the N and E. Although the N entrance has adequate sightlines to the E and W, visibility to the N of the E entrance is obscured by the external storage of vehicles parallel to the existing buildings. The entrance to the church car park is also located opposite this entrance. Under the revised proposal, the length of this external parking area would be reduced from c.50m to c.38m in order to provide for an adequate sightline to the N of the entrance and it is proposed to provide road markings that would prohibit parking in this area. The proposed set back is considered acceptable in terms of traffic safety however the parking prohibition in this area should be defined by a more permanent and durable feature, which could be addressed by way of a planning condition.

Under the revised proposal, customer car parking would be provided within the site along the N site boundary and employee parking would be provided along the W site boundary which is considered acceptable. The applicant has confirmed that site would not be used by large vehicles and that auto-tracking is therefore not required.

Having regard to all of the foregoing, and subject to compliance with any attached conditions, the proposed development would not give rise to a traffic hazard or endanger the safety of other road users.

7.5. Environmental services

The appeal site does not contain an existing or proposed wastewater treatment system and development would continue to rely on the existing domestic septic tank and percolation area that serves the applicant's house. The FI and appeal submissions provided details in relation to the existing domestic treatment system. The applicant submits that this system has sufficient spare capacity to serve both the

residential use and commercial activities on the overall lands, and that there is no need to provide a Site Characterisation report or an additional system to serve the business use of the site.

The existing septic tank and percolation area are located in the garden to the side of the existing house which is owned by the applicant but outside the appeal site boundary. It is noted that this garden area is approximately 0.11ha, that it is completely surrounded by hard surfaces and that it is located downhill of the car wash facility for which retention permission is being sought. It is also noted that the site is under laid by relatively permeable karst limestone rock.

Having regard to foregoing, I would concur with the concerns raised by the planning authority in relation to the need to submit a Site Characterisation Report and proposals for an independent treatment system for the commercial uses of the site.

The FI and appeal submissions provided details to how the applicant proposes to deal with surface water runoff from the repair garage and car wash facility in the future by way of perimeter drains and the installation of oil interceptor and storm water soakaways. The proposed arrangements are considered acceptable.

However, the issues related the previous uncontrolled management of surface runoff in relation to those aspects of the proposed development for which retention permission is being sought will be addressed in section 7.7 below.

The proposed development would be connected to the local Group Water Scheme which is considered acceptable in term of having a public water supply.

7.6. Flood Risk

The site occupies an elevated position relative to the surrounding local road network. There have been recent flood events along the local road to the immediate SE of the site in the vicinity of the N18 where there is a local Turlough. The applicant submitted

a Flood Risk Assessment report with the appeal submission. This report refers to the limestone bedrock and Regionally Important Karstified Aquifer which underlies the site. It states that the appeal site is located within the Caherglassaun Turlough groundwater body and that groundwater flows are generally to the W and SW. The report also contains local rainfall data and it takes account of climate change. It states that the site is located within the Western River Basin and that there are no watercourses near the site. The report states that the potential flood sources at the site relate to groundwater flooding from the nearby Turlough and pluvial flooding from rainfall and surface water runoff.

The report referred to the CFRAM PFRA flood maps, OSi maps, aerial imagery, historical flood maps and local anecdotal evidence. It concluded that although the site is located adjacent to a groundwater flood source from a local Turlough, it is located outside and uphill of the low-lying flood area to the SE close to the N18. It stated that the highest recorded flood level at this site occurred during the 2015/2016 event when it reached a level of c.+22.36mOD and that the ground level of the appeal site is +28.14mOD which is c.5.78m above the recent flood event.

The report concluded that the site is located in Flood Zone C (low risk) and that the development is considered appropriate for this classification and that the site as planned should result in a negligible overall effect on the existing flood storage for the area, subject to the implementation of storm attenuation and surface water managements measures.

Having examined the site and the surrounding area I would concur with the assessment, analysis and conclusions reached in the Flood Risk Assessment. The proposed development would not be located within flood risk area and it would not contribute significantly to flooding in the surrounding area subject to the implementation of the aforementioned attenuation and drainage measures. This could be addressed by way of a planning condition.

However, the issues related the previous uncontrolled management of surface runoff in relation to those aspects of the proposed development for which retention permission is being sought will be addressed in section 7.7 below.

7.7. Screening for Appropriate Assessment

The applicant is seeking planning permission to retain existing works on the site and to carry out new works. The existing works comprise the retention of the existing external car storage yard and car sales area, and the retention of an existing car repair workshop and car wash facility. The application was accompanied by an Appropriate Assessment (AA) Screening Report.

The site is not located within a European site, however it is located within a 15km radius of 28 sites and within a 1.8km to 5km radius of 11 sites. In particular, the site is located to the immediate N of a Turlough which has given rise to localised flooding at the junction of the N18 and the local road along which the site is located. This Turlough may have an underground aquatic connection to the Ballinduff Turlough SAC c.1.8km to the S, which in turn forms part of a wider underground karst landscape.

The planning authority raised concerns in relation to the nature of the commercial activities which take place on the site which give rise to a high volume of contaminated surface water runoff, the absence of a dedicated waste water treatment system, the nearness of the site to flood risk area, the its proximity to a number of European sites, along with the existence of a connection between the proposed development and one of the European sites

Following the receipt of FI, the planning authority commenced AA Screening of the development but concluded that it had insufficient information to complete the exercise, and therefore could not screen out likely significant impacts on European sites, or their conservation objectives, indirectly or cumulatively. This conclusion was reflected in Reason no.3 of the decision to refuse planning permission which

considered that the proposal would negatively impact on receiving waters, and adversely impact on the Qualifying criteria of a European Site.

It is noted that Section 34(12) (c) of the Planning and Development Act, 2000 (as amended) states that a planning authority shall refuse to consider an application to retain unauthorised development of land where the authority decides that if an application for permission had been made in respect of the development concerned before it was commenced the application would have required that an appropriate assessment be carried out. Although Section 37 of the Act does not contain a similar requirement in respect of planning appeals to the Board, it would be logical to conclude that the same provisions apply.

As previously stated, the site is located with 15km of 28 European sites and within between 1.8km and 5km of the following 11 European sites:

European sites	Separation Distance
Ballinduff Turlough SAC	1.8km to S
Ardrahan Grassland SAC	2.3km to NW
Coole-Garryland Complex SAC	2.6km to SW
Coole-Garryland Complex SPA	2.6km to SW
Carrowbaun, Newhall & Ballylee Turloughs SAC	3.3km to SE
Lough Coy SAC	3.6km to S
Peterswell Turlough SAC	3.8km to SE
Castletaylor Complex SAC	4.1km to N
Cahermore Turlough SAC	4.3km to SW
Kiltartan Cave (Coole) SAC	4.6km to SW
Kilternan Turlough SAC	4.6km to NW

The appeal site does not have a direct connection to most of these European sites. However, the underlying geology is characterised by Viscean Limestone that is classified as a Regionally Important Karstified Aquifer which is susceptible to dissolution processes and karstification. There is an underground network of karst features in the surrounding area, and it is possible that that the development could be connected to some of the European sites by way of groundwater flows.

According to the applicant's Flood Risk Assessment, the recent flood events that occurred to the immediate S of the appeal site along the local road in the vicinity of the N18 were caused by groundwater flooding from a local Turlough. Figure 4.1 of this report illustrates the Flow Paths down gradient of the appeal site which indicate that groundwater flows SW from the local Turlough towards the Ballinduff Turlough SAC and then on to Coole Lough SAC and SPA.

According to the NPWS Site Synopsis, the Ballinduff Turlough SAC is located c.1.8km to the S of the appeal site, and it is situated in a narrow basin in the limestone lowlands of S Co. Galway c.5 km NE of Gort. This site forms part of the Coole Lough Complex of Lakes and Turloughs, most of which are SACs, SPA, or NHAs. The Site Synopsis states that this Turlough is late-draining, that a pool persists into June or July and it re-floods easily. It states that the hydrology of the site is probably controlled by a complex of swallow holes and subsidence near Coolfin (to the SW of the appeal site), and during floods the Ballinduff Turlough drains overland towards Coole Lough (the Coole-Garryland Complex SAC and SPA)

The Conservation Objectives, Qualifying Interests & Special Conservation Interests for the Ballinduff Turlough SAC and the Coole-Garryland Complex SAC and SPA are set out below.

Ballinduff Turlough SAC (Site code: 002295): seeks to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

- Turloughs

Coole-Garryland Complex SAC (Site code: 000252): seeks to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

- Turloughs
- Limestone pavements
- Natural eutrophic lakes
- Rivers with muddy banks
- *Juniperus communis* formations on heaths or calcareous grasslands
- Semi-natural dry grasslands & scrubland on calcareous substrates
- *Taxus baccata* woods of the British Isles

Coole-Garryland Lough Complex SPA (Site code: 004107): seeks to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation interests for this SPA:

- Whooper swan

Having regard to the nature and scale of the development proposed for retention, which comprises a car repair garage, a car wash facility and an extensive area of surface car parking/storage, all of which may have given rise to unmanaged and contaminated surface water runoff, and the elevated position and close proximity of the appeal site relative to a local Turlough which has a direct aquatic connection via groundwater to the nearby Ballinduff Turlough SAC, which in turn discharges to the Coole-Garryland Complex SAC and SPA further to the SW, it not possible to screen out the likelihood of significant effects on these European sites, in view of their Conservation Objectives, and an Appropriate Assessment would have been required in the first instance in respect of the works proposed for retention.

Having regard to the nature and scale of the proposed development, which comprises the demolition of the existing vehicle workshop and the construction of a new larger building, there is insufficient information on the appeal file to screen out the possibility of any adverse effects on any European sites in the surrounding area.

8.0 Recommendation

Arising from my assessment of the appeal case I recommend that planning permission should be refused for the proposed development for the reasons and considerations set down below.

9.0 Reasons and Considerations

1. Notwithstanding the plans and particulars that were provided with the application and appeal, the Board cannot be satisfied that the development proposed for retention individually, or in combination with other plans or projects would not have had a significant effect on European site No. 002295 (Ballinduff Trough SAC), or any other European site, in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.
2. Notwithstanding the plans and particulars provided with the application and appeal, the Board cannot be satisfied that the proposed development and the development proposed for retention can be adequately served by the existing wastewater treatment facilities associated with the adjoining dwelling house. In the absence of a Site Characterisation Report and a dedicated waste water treatment system the proposed development and the development proposed for retention, could give rise to groundwater pollution and be prejudicial to public health. The proposed development and the development proposed for retention, would therefore, be contrary to the proper planning and sustainable development of the area.

Karla Mc Bride
Planning Inspector

28th November 2017