



Board Direction

Ref: 02.233292

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/09.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the following draft reasons and considerations.

Reasons and Considerations

1. The site is located in a rural area outside the area zoned for development as set out in the Virginia Local Area Plan of the Cavan County Development Plan 2008-2014. It is considered that the proposed development, located in an unzoned and unserviced rural area remote from any industrial or population centre, would be inappropriate and constitute haphazard and uncoordinated development which would be contrary to the policies and objectives of the development plan which seeks to encourage recycling facilities in close proximity to commercial / residential developments and would give rise to unsustainable patterns of transportation. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale of the proposed development, including the movement of circa 2,395 tonnes of waste material, close to the proposed junction with the new bypass route, accessed from a regional route with a width of circa 6metres, the volumes of traffic on this road, the speed environment facilitated by the alignment of the road, together with the vehicular movements to and from the site, it is considered that the proposed development would endanger public safety by reason of traffic hazard or obstruction to road users.
3. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development on an unserviced site in proximity to a stream would not be prejudicial to public health.

Board Member: _____ Date:20/08/09
Jane Doyle