



Board Direction

Ref: **PL06F.245988**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th March 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

On the basis of the documentation on file, the Board considers that it has not been demonstrated that adequate sightlines are available to serve the proposed development, and the Board is, therefore, not satisfied that the proposed development would not endanger public safety by reason of traffic hazard arising from the additional traffic turning movements generated at a point where sightlines are restricted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board had serious concerns in relation to the unsuitability of the location of the proposed waste water treatment and disposal system within a commercial transport yard traversed by vehicles that could damage the proposed system, which is not designed for the purpose of withstanding any vehicular traffic, much less heavy commercial vehicles on a frequent basis.

The Board had further serious concerns in relation to the location of the proposed waste water treatment and disposal outside the curtilage of the house it would serve, and where the ability of future householders to protect the system from activities that might damage it could be seriously compromised.

However, it was considered that these concerns would constitute a new issue in the context of the appeal, and having regard to the substantive reason for refusal, the Board decided not to pursue the matter further.

Please circulate a copy of this Direction with the Board Order.

Board Member: _____ Date: 22nd March 2016
Fionna O' Regan