



Board Direction

Ref: PL03.246157

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th June 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. The local road as it passes the site would be in excess of the advised maximum gradient of 2% and this may result in vehicles approaching the proposed site access/egress at an unsafe speed. Furthermore, the curved horizontal alignment of this local road and the necessary presence of roadside signage mean that the western sightline available at the proposed egress and the forward visibility available to drivers seeking to turn right into the proposed access would both be sub-standard. Thus, right hand turning movements, variously, from this egress and into this access, would be inherently hazardous and contrary to good traffic management practice. It is also noted that analysis suggests that the proposed egress from the site may not be capable of accommodating forecast peak traffic flows in the medium to longer term. Thus the use of the proposed access and egress would endanger public safety by reason of traffic hazard or obstruction of road users and accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the subject site, due its recent history as a quarry, to its underlying geology and to the adjacent flood-prone low lying lands is a suitable location in which to utilise a package wastewater treatment plant of the size and scale proposed. Taken in conjunction with the strong reservations expressed concerning the

reliability of the user numbers forecast by the Transport and Traffic Assessment and the resulting uncertainty regarding the potential maximum loading on the treatment plant, it is considered that the proposed development would represent an unacceptable risk of pollution to ground- and surface waters in the area and would be prejudicial to public health and the quality of the local environment.

3. The Clare CDP places considerable emphasis both on the value of tourism to the local economy and the importance of maintaining a high quality built and natural environment. The Board considers that the proposed development, by reason of its design including materials and finishes palette, would not integrate satisfactorily with the rural and predominantly flat landscape in the hinterland of Ennis and would, therefore, be seriously injurious to the visual amenities of the area.

Board Member: _____ Date: 30th June 2016
G.J. Dennison