



## Board Direction

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**Ref: PL15.247465**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> April 2017.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### Reasons and Considerations

1. The Board is not satisfied, on the basis of the information submitted, that the concerns arising relating to the amount of wastewater generated by the proposed development and the availability or otherwise of capacity to treat same at the existing Ardee wastewater treatment facilities have been satisfactorily resolved. Furthermore, the Board cannot therefore be satisfied that the proposed development would not give rise to significant effects on Natura sites in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board considers that the design of the site layout and associated traffic circulation proposals together with inadequate sightlines at the point of exit from the site given the existing speed limit at this point would lead to conflicting movements of pedestrians and heavy good vehicles which would endanger public safety by reason of traffic hazard.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the above matters were of such consequence that they were not amenable to being satisfactorily resolved by way of condition and that a refusal of permission was warranted.

Board Member: \_\_\_\_\_ Date: 20<sup>th</sup> April 2017  
G.J. Dennison