



An  
Bord  
Pleanála

**Board Direction**  
**PL09.248848**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> January 2018.

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

### **Reasons and Considerations**

The subject facility is located on a 2.3 hectare site, within an extensive established sand and gravel pit. Notwithstanding the limited physical works proposed and having regard to the following:

- (a) the planning and development history of the site and overall landholding of which the site forms part,
- (b) the submissions on file,
- (c) the characteristics of the development, the absorption capacity of the environment, the characteristics of the potential impacts arising from the development proposed, and additional specific concerns in relation to:
  - (i) inadequate consideration of alternatives and alternative sites,
  - (ii) lack of detail relating to the waste types and processes proposed including appropriate environmental safeguards,
  - (iii) open storage and processing of mixed construction and demolition wastes and the related treatment of surface water from contaminated areas of hardstanding,

(iv) lack of detailed assessment of cumulative and in combination impacts from existing and permitted development in the vicinity,

(iv) risk to native flora and fauna arising from the possible spread of invasive alien species,

(v) traffic safety arising from the proposed development, as detailed in the Road Safety Audit – Stage 1, and the absence of reasonable explanations for the non-acceptance of recommendations 2.2.1, 2.2.2 and 2.2.3 of the audit,

(vi) contextual detail in terms of how the proposed development might operate to complement the adjacent sand and gravel quarry, including the phased restoration of the overall site,

the Board is not satisfied, based on the information provided, that impacts arising have been adequately considered and appropriately mitigated. The Board therefore considered that the development as proposed would seriously injure the amenities of the area, would pose an unacceptable risk of environmental pollution and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16<sup>th</sup> January 2018

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John Connolly