



An  
Bord  
Pleanála

**Board Direction  
PL91 249089**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> February, 2018.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

- 1) The subject site has very free-draining soils, does not have a significant depth of soil cover, and is located in proximity to a stream and its floodplain. The Board has concern in relation to the groundwater status of this area, the number of septic tanks in the general vicinity, and the hydrogeological conditions at the site. The Board considers that the combination of site conditions is not appropriate for the disposal of foul effluent, and that a high level of reliance on engineering design and on the operation and maintenance of the proposed system, would not be sufficient to overcome these inherent difficulties. The Board also has serious concerns in relation to the precedent that would be set for similar such undesirable development at this sensitive location. The proposed development would, therefore, be prejudicial to public health, would give rise to an unacceptable risk of pollution of waters, and would be contrary to the proper planning and sustainable development of the area.
- 2) It is considered that the scale of roadside boundary and woodland required to be removed to facilitate a satisfactory vehicular entrance and the sightlines needed on this narrow road, would, by itself and by the precedent it would set for similar such undesirable development in this vicinity, seriously injure the

visual amenities of the area, and would contravene Objective EH O6 (Landscaping and Development) of the Limerick County Development Plan 2010–2016, which seeks to resist the removal of substantial lengths of roadside boundaries. The proposed development would, therefore, be contrary to the proper planning and sustainable development of this area.

**Board Member**

**Date:** 06.02.2018

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Terry Prendergast