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Bord  
Pleanála

**Board Direction**  
**PL12.249151**

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

### **Reasons and Considerations**

1. Having regard to the soil conditions and high water table, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
2. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate onto the R208 road where sightlines are restricted, particularly in a westerly direction. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 7<sup>th</sup> February 2018

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Eugene Nixon