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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup> March 2018.

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

### **Reasons and Considerations**

1. The site is accessed via a local road, substandard in width and alignment in close proximity to a crossroads and a number of existing access points that serve a number of residential, agricultural and agri-tourism related properties and landholdings. Because of this and the lack of adequate sightlines in a southerly direction onto the adjoining local road to the east, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the density of dwellings served by bored wells and individual wastewater systems in the vicinity of the site and the drainage characteristics and vulnerable nature of groundwater in the area, the Board is not satisfied, on the basis of the documentation provided with the planning application and appeal, that the site can be drained satisfactorily by means of the wastewater treatment system proposed, or that a safe and efficient water supply can be

provided on site. The proposed development would, therefore, present an unacceptable risk of water pollution, would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12<sup>th</sup> March 2018

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John Connolly