



An
Bord
Pleanála

Board Direction
BD-000570-18
ABP-300315-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2018.

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

Reasons and Considerations

1. Having regard to the scale and intensive nature of the proposed development to be retained and completed, and the proximity to the adjoining residential property, it is considered that the proposed development would seriously injure the residential amenities of this property due to noise, traffic and odour. Furthermore, the Board is not satisfied on the basis of the submissions made in relation to the planning application and the appeal that the proposed location of the large structure has been adequately justified. The retention and completion of the development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the application and appeal and in the absence of an appropriate assessment screening report, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European sites, the River Barrow And River Nore SAC, Site Code 002162, and River Nore SPA, Site Code 004233, or any other

European site, in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.

Note: The Board noted that the subject site is located in area that is on the boundary between high and extreme groundwater vulnerability.

Board Member

Date: 25/06/2018

Eugene Nixon