



An  
Bord  
Pleanála

**Board Direction**  
**BD-002038-19**  
**ABP-301768-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2019.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

It is considered that the proposed development would intensify the use of an existing access onto an existing road (Church Lane), which is deficient in width and alignment and has no public lighting or footpaths. The sight lines available from this access in an easterly direction are substandard and the proposed development would endanger public safety by reason of traffic hazard. The propose development, therefore, would be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the issue of traffic hazard had been resolved and had particular concerns about the narrow width and lack of public lighting and lack of footpaths on Church Lane and noted that an alternative access on the recently developed road at Glebe Lane, which has public lighting and footpaths was available. Furthermore, the Board did not consider that the financial circumstances of the applicant was a material consideration in the appeal.

**Board Member**

**Date:** 03/01/2019

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Terry Ó Niadh

**Note:** The Board noted that a proprietary waste water treatment system is proposed in this instance and is concerned, having regard to the planning history of adjacent lands all of which would appear to be serviced by individual waste water treatment systems, that the proposed development would be prejudicial to public health, having regard to the proliferation of such systems in the immediate vicinity.