



An  
Bord  
Pleanála

**Board Direction**  
**BD-006108-20**  
**ABP-305970-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2020.

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 proposed development would generate increased traffic along local road L-35033-0, which is considered to be seriously substandard in terms of width, capacity and alignment. In addition, the traffic generated by the proposed development would increase traffic movements at the junction of local road L-35033-0 and local road L1503, where sightlines are deficient. Having regard to the above, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of the proposed development, its location on a small plot of land isolated from related or compatible uses, to the proximity of the site to residential development, to the potential for odour impacts from the proposed development and in the absence of a comprehensive odour modelling exercise carried out at neighbouring sensitive receptors, it is considered that the proposed development would constitute a form of development which is out of keeping with the pattern of development in the area and which would be likely to be seriously injurious to the amenities

of the area including the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the reason for refusal recommended by the Inspector and which stated that on the basis of the information provided with the application and the appeal, and in the absence of an Appropriate Assessment Screening Report and, if necessary, a Natura Impact Statement 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. While the Board agreed with the professional judgement of the Inspector on this issue, it was decided not to pursue the matter further in the context of the current appeal, as this would constitute a new issue not raised in the appeal documentation, and having also regard to the fundamental reasons for refusal already set out at reason numbers 1 and 2.

**Board Member**

**Date:** 20/07/2020

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Chris McGarry