

An
Bord
Pleanála

Board Direction
BD-010759-22
ABP-309174-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2022.

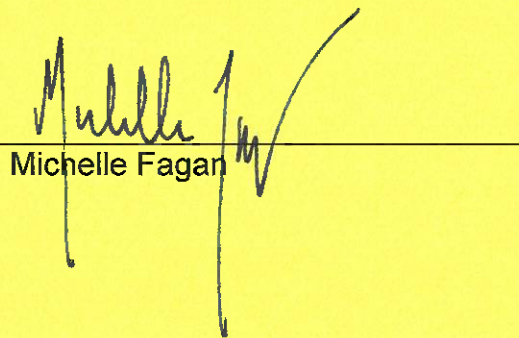
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. In the absence of information in relation to wastewater treatment and disposal from the two houses which the application site surrounds, the Board considers that the proposed development would compromise the ability of existing houses to achieve adequate wastewater treatment and disposal to ground water and cumulatively would result in a proliferation of wastewater treatment systems discharging to the groundwater system. It is considered therefore, that the proposed development would be prejudicial to public health.
2. Having regard to the information on the file, the required sightlines to the south would appear to be achieved over lands that are not under the Applicants control, the utilisation of a proposed convex road safety mirror which is to be located on the opposite side of the road is an inappropriate means of achieving sightlines, and the proposed layby to the south of the proposed entrance on the opposite side of the road to the application site is outside of the redline boundary with no information provided to suggest that these lands are within the control of the applicant, it is considered that in the absence of information demonstrating that sufficient sightlines can be achieved and that the proposed layby can be provided, the Board is not

satisfied that the proposed development would not cause a significant traffic hazard or endanger public safety.

Board Member


Michelle Fagan

Date: 24/05/2022