

An
Bord
Pleanála

Board Direction
BD-009897-22
ABP-311109-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2022.

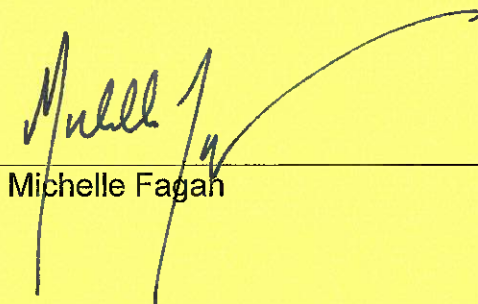
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the soil conditions on site, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system and the incorporation of site improvement works on the subject site which seek to improve the overall percolation characteristics of the site. The proposed development would, therefore, be prejudicial to public health and would 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, including the Natura Impact Statement and in light of the assessment carried out, the Board is not satisfied that the proposed development individually, or in combination with other plans or projects, would not adversely affect the integrity of the Lough Nillan Bog (Carrickatlieve) SAC – Site Code: 000165 in view of the site's conservation objectives. In such circumstances the Board is precluded from granting planning permission.

3. Having regard to the location of the access/egress point onto a regional road served by a continuous white line and where the speed limit of 80 km/hour applies, it is considered that the introduction of an additional dwelling would result in a material intensification of traffic movements at this access/egress point onto the public road network, which would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 31/01/2022