



**An
Bord
Pleanála**

**Board Direction
BD-014992-24
ABP-312162-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2024.

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 location of the proposed development and its proximity to residential dwellings, and to the lack of adequate baseline information in respect of sensitive receptors as presented in the application and appeal documentation, the Board cannot be satisfied that the proposed development, notwithstanding the mitigation measures proposed in the Environmental Impact Assessment Report submitted at application stage, would not seriously injure the amenities of properties in the vicinity by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information submitted with the planning application and appeal, the Board is not satisfied that the overall water management and drainage system as proposed, is sufficient to draw satisfactory conclusions in relation to the proper and satisfactory management of surface water and groundwater. The proposed development would, therefore, give rise to a potential source of water pollution, would be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

The Board noted the concerns raised by the Inspector in relation to traffic hazard and public safety including the HGV turning movements which would arise on entering and exiting the proposed site access along local road L1011, however, given the substantive nature of the reasons of refusals did not pursue this matter further.

Board Member



Mick Long

Date: 09/01/2024