



**An
Bord
Pleanála**

**Board Direction
BD-011616-23
ABP-313021-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/01/2023.

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 development which is accessed via a local road of restricted width and alignment, the Board is not satisfied based on the lack of information provided with the application and appeal in relation to excavations and associated traffic movements that the proposed development would not seriously injure the amenities of properties in the vicinity by reason of traffic related noise and general disturbance and would not create serious traffic congestion along both the access road and at the junction of the R394 and L5753. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied on the basis of the lack of information provided with the application and appeal that the proposed development would not result in pollution of surface waters within the vicinity of the site, in the absence of information to the contrary, it is considered that the proposal would pose an unacceptable risk of environmental pollution and would therefore be contrary to the proper planning and sustainable development of the area.