

**An
Bord
Pleanála**

**Board Direction
BD-015763-24
ABP-315704-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2024.

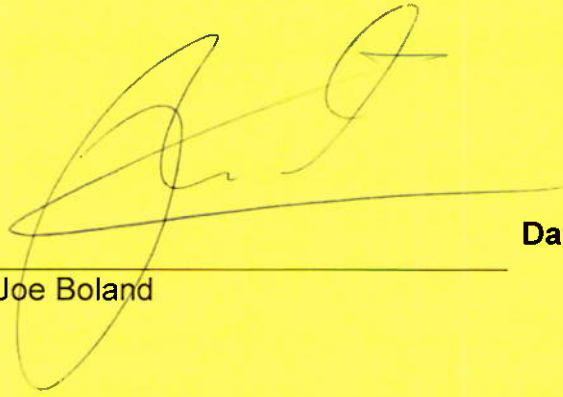
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located on a road which is considered seriously substandard in terms of width, posing a danger for pedestrians using the road, particularly given the absence of footpaths and public lighting. Additionally, the width of the road for long sections makes it impossible for two cars to pass, requiring reverse manoeuvres. Therefore, the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.
2. Having regard to the excavation depth of the trial hole, which is less than the minimum required in the EPA CoP 2021 for areas identified as being underlain by Regionally Important Aquifers, the ingress of water into the trial hole indicated in the Site Characterisation Form, which is suggestive of a high water table, and the absence of detail in respect of the provision of the required depth of soil/subsoil between the point of infiltration and the water table, the Board is not satisfied that the site is capable of treating foul effluent arising from the dwelling and considers that the method of foul water disposal will render the treatment of the effluent unacceptable and could increase the risk of serious water pollution. Accordingly,

the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Joe Boland', written over a horizontal line.

Date: 07/03/2024

Joe Boland