

An
Bord
Pleanála

Board Direction
BD-014731-23
ABP-315774-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2023.

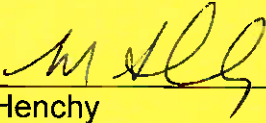
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) issued by the Environmental Protection Agency March 2021, the Board is not satisfied that wastewater generated by the proposed development could be satisfactorily accommodated on site when combined with a well, Table 6.2: Minimum separation distances from the entire DWWTs of the Code of Practice refers. It is considered that the proposal, given the absence of a public water supply to service the site and notwithstanding the use of a proprietary wastewater treatment system, there is no information to show that a well can be accommodated on site should a public piped water supply be unavailable. The proposed development would, therefore, conflict with the provisions of the Code

of Practice of the Environmental Protection Agency, would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 29/11/2023