

An  
Bord  
Pleanála

**Board Direction**  
**BD-013162-23**  
**ABP-316227-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2023.

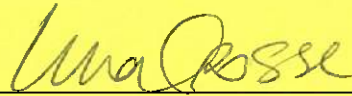
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Notwithstanding the proposal to use a proprietary wastewater treatment system on site, having regard to the proliferation of domestic wastewater treatment systems in this rural area, including adjoining sites to the north and south, the high dependency on groundwater for water supply in this area, and the absence of details in respect of proposed surface water disposal on site, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development is in compliance with the EPA Code of Practice 2021 and that the impact of the proposed development in conjunction with existing wastewater treatment systems in the area would not give rise to a risk of groundwater pollution. 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 information presented in the application and appeal that the applicant has satisfactorily demonstrated that the minimum sightline requirements as set out in Table 13.13 of the Louth County Development Plan 2021-2027 can be achieved on lands within the

control of the applicant and that there is sufficient legal control in place to facilitate works required to provide these sightlines. Accordingly, in its current form the proposed development is contrary to Section 13.16.17 Entrances and Sightlines and Table 13.13 of the Louth County Development Plan 2021-2027. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



**Date:** 04/08/2023

Una Crosse