

An
Bord
Pleanála

Board Direction
BD-018615-25
ABP-320765-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2025.

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

Reasons and Considerations

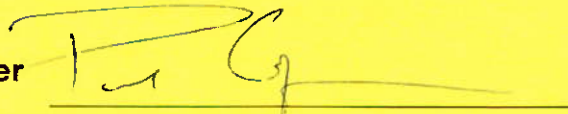
1. The site is located on a long, narrow, unmetalled lane which is substandard in terms of width, surface and lack of passing bays. The Board is not satisfied that the additional traffic movements that would be generated by the proposed development can be safely accommodated on this substandard lane and as such would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the inspectors second reason for refusal relating to the lack of information regarding the location of the private well and that the applicant has not demonstrated that the effluent from the development can be adequately treated and disposed of on site. However the Board considered that information contained in the site characterisation report submitted with the application which indicated that the site incorporated relatively good soil and subsoil characteristics to accommodate an on-site wastewater treatment system and that the local authority staff officer had not concerns regarding same. Furthermore the Board noted that the site was relatively

large at 0.382 Hectares and thus there was sufficient scope to accommodate an on site wastewater treatment system and a private well without necessarily posing a threat to public health. The Board considered that this issue might be adequately addressed by seeking further information on this issue. However given the substantive reason for refusal the Board decided not to pursue the matter further.

Board Member


Paul Caprani

Date: 10/01/2025