

Board Order PL 12.249151

Planning and Development Acts 2000 to 2017

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.16/236

Appeal by Michael Egan care of E.M. Doyle and Associates of 22 Oak Hill, Arklow, County Wicklow against the decision made on the 10th day of August, 2017 by Leitrim County Council to refuse outline permission for the proposed development.

Proposed Development: Renovation of existing derelict cottage as Holiday home and the construction of an on-site wastewater treatment system with percolation area including drainage, driveways, boundary treatment, landscaping and ancillary works at Derrymacoffin, Fenagh, County Leitrim.

Decision

REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

- 1. Having regard to the soil conditions and high water table, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
- 2. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate onto the R208 road where sightlines are restricted, particularly in a westerly direction. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2018

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