

## **Board Order PL 91.249284**

Planning and Development Acts 2000 to 2017

**Planning Authority: Limerick City and County Council** 

Planning Register Reference Number: 17/531

**Appeal** by Martin White of Rosslodge, Clonshire, Adare, County Limerick against the decision made on the 8<sup>th</sup> day of September, 2017 by Limerick City and County Council to grant subject to conditions a permission to Jake Bell care of Maurice Meskell, Meskell Consulting Engineers of Coolcappa, Ardagh, County Limerick.

**Proposed Development:** Construction of a new dwellinghouse, site entrance, wastewater treatment system, percolation area and all associated site works at Clonshire Beg, Adare, County Limerick.

## **Decision**

REFUSE 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. The site is accessed via a local road, substandard in width and alignment in close proximity to a crossroads and a number of existing access points that serve a number of residential, agricultural and agri-tourism related properties and landholdings. Because of this and the lack of adequate sightlines in a southerly direction onto the adjoining local road to the east, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. Having regard to the density of dwellings served by bored wells and individual wastewater systems in the vicinity of the site and the drainage characteristics and vulnerable nature of groundwater in the area, the Board is not satisfied, on the basis of the documentation provided with the planning application and the appeal, that the site can be drained satisfactorily by means of the wastewater treatment system proposed, or that a safe and efficient water supply can be provided on site. The proposed development would, therefore, present an unacceptable risk of water pollution, would be prejudicial to public health and would 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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