

Planning and Development Acts 2000 to 2020

Planning Authority: Leitrim County Council

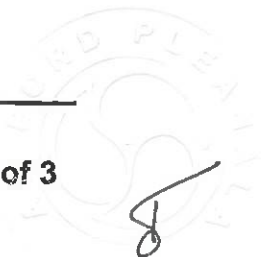
Planning Register Reference Number: P.19/189

APPEAL by Gemma McGowan and Donagh Quigley of Davitt Plan and Design Limited of Main Street, Drumkeerin, County Leitrim against the decision made on the 8th day of December, 2020 by Leitrim County Council to refuse permission for the proposed development.

Proposed Development: (a) To construct a two-storey domestic extension to an existing single storey domestic dwelling, (b) to construct a domestic outbuilding, (c) to upgrade the existing access lane and (d) upgrade the existing wastewater treatment facility to an on-site wastewater treatment facility which complies with the current EPA COP and all ancillary works at Erriff, Glenade, County Leitrim.

Decision

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

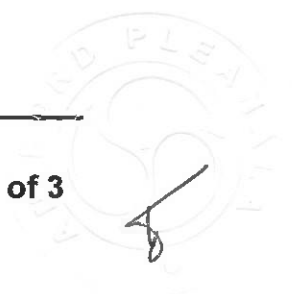


Matters Considered

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. Having regard to the location of the access/egress point onto a regional road served by a continuous white line and where a speed limit of 80 km/h applies, it is considered that the proposed development would result in the material intensification of traffic movements at this access/egress point, which has insufficient sightlines onto the public road network and 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.
2. Having regard to the ground conditions on site, 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 and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.



3. On the basis of the information provided with the application and appeal, including the Natura Impact Statement, and in light of the assessment carried out, the Board is not satisfied that the proposed development individually, or in combination with other plans or projects, would not adversely affect the integrity of European Sites Glenade Lough Special Area of Conservation (site code 001919) and Lough Gill Special Area of Conservation (site code 001976) in view of the sites' conservation objectives.

Terry Ó Niadh

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



Dated this 30th day of June, 2021.