



Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 23/36

APPEAL by Ceala Powell of Carrickarnon, County Louth against the decision made on the 16th day of March, 2023 by Louth County Council to refuse permission.

Proposed Development: Refurbishment of and extensions to existing building to provide dwelling, to include wastewater treatment system and all associated site development works, all at Carrickarnon, County Louth.

Decision

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

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 Environmental Protection Agency Code of Practice 2021 or 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.



Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *9th* day of *August* 2023.

