

An
Bord
Pleanála

Board Direction
BD-018676-25
ABP-320240-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2025.

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

Reasons and Considerations


Given the lack of sufficient details with respect to the staff welfare facilities for the development including the lack of information to show feasible proposals for the disposal and treatment of wastewater on the site or the potential to connect to a public sewer, including any timeframe for its availability, the development proposed to be retained would be prejudicial to public health and would, therefore, be contrary to proper planning and sustainable development of the area.

Note:

The Board decided not to attach the inspector's first reason for refusal for reasons of generating a traffic hazard because of restricted sightlines in the eastward direction from the junction onto the L7012 Ballyknockan road. The junction is outside of control of the applicant and of note it is an established junction serving the wider Kilrane Business park and the level of traffic that would be generated from the proposed development, c.20 truck movements per day, on a redeveloped site, on appropriately zoned (light industry) lands, cannot be considered to result in such an intensification of traffic movements as would reasonably warrant a refusal of

permission. The Board considered that any future planning application should, nonetheless, address this matter.

Board Member


Patricia Callear

Date: 17/01/2025