



Board Direction

Ref: 12.219066

The submissions on this file and the Inspector's report were considered at a further Board meeting held on 12th April 2007.

The Board considered the responses to the issues circulated on 13th February 2007 to the parties in the appeal.

The Board decided to refuse permission generally in accordance with the issues circulated, as set out below.

1. Having regard to the location of the proposed development in a small rural town, the traditional character and form of development in the vicinity of the site, the elevated and steeply sloping nature of the appeal site and the significant extent of excavation now proposed to achieve acceptable road gradients, it is considered that the proposed development would be visually dominated by retaining walls and structures, including high retaining walls enclosing the rear gardens of the proposed houses on the northern side of the site. Furthermore the proposed development would over look existing properties to the south and west of the site. The proposed development would, therefore, result in a poor standard of development and be inconsistent with the pattern of development in the area, and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the extent of excavation required and proposals to divert substantial volumes of surface water to drains outside the site, the board was not satisfied that the proposed development would not create flooding or other impacts on third party property, and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

NOTE: The board concurred with the inspector that the site may be appropriate for a suitably designed expansion of the town. Any future proposals for the site would need to have greater regard for the natural topography of the site, and to the pattern of development in the area. Furthermore, future development proposals should not be unduly constrained by overly restrictive road gradient requirements.

Board Member _____ Date 16th April 2007
Conall Boland

Copy of Direction Sheet to Issue with Order.