



## Board Direction

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**Ref: 18.229915**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19.01.2009.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons and considerations.

### Reasons and Considerations

1. The proposed development is situated outside the town council boundary of Carrickmacross and within an area for which the zoning objective of the current development plan for the town is for higher density housing. Having regard to the peripheral location of the site within the development limits of Carrickmacross, to its sloping character and to the undeveloped nature of similarly zoned, adjoining lands to the south of the site, it is considered that
  - (a) in the absence of an agreed overall layout plan for these and adjacent lands (which would determine the need for and co-ordinate the provision of an appropriate range of house types, access roads, pedestrian routes, public open spaces and community facilities) the proposal would represent a piecemeal approach to the sustainable development of the area and would, thereby, conflict with the stated policies of the planning authority.
  - (b) in the absence of appropriate links to the town centre (including footpaths and public lighting) and having regard to the poor standards of site layout and architectural design (which do not properly address or exploit the sloping character and topography of the site), the proposed development would result in a substandard form of development for future residents.
  - (c) The proposed utilisation of mechanical pumping to dispose of all storm, surface and waste waters arising in the lower part of the site would be unsustainable.

Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. As per Inspector's reason no.1.....(as amended)

Board Member \_\_\_\_\_ Date 22.01.2009  
Tom O'Connor

