



Board Direction

Ref: 31.238070

The submissions on this file and the Inspector's report were further considered at a Board meeting held on the 2nd of June 2011.

The Board decided to refuse permission generally in accordance with the following draft reasons and considerations:

Reasons and Considerations:

1. Having regard to the zonings of the site, and the Tree Preservation Order relating to this site and to the layout proposed which includes substantial encroachment and impact on the area zoned open space, and includes substantial loss of trees on the overall site, it is considered that the proposed layout would seriously injure the amenities of the area and the unique character of the heavily wooded area to the north of the site. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the internal roads layout proposed, which includes houses backing on to the public road, and a lack of any visual connection between the zoned open space area and the public road it is considered that the layout as proposed would seriously injure the amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the site adjoining the Lower Suir cSAC and the extent of woodland on the site, and extent of encroachment on the woodland, and in the absence of adequate baseline ecological surveys including survey of bats, the Board is not satisfied that a satisfactory appropriate assessment screening has been carried out for this development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that it would be adequate to require a bat survey by way of condition and considered that the layout as proposed, notwithstanding the revised proposals submitted with the appeal was unacceptable for the reasons stated above.

Board Member: _____ Date: 2nd of June 2011
Angela Tunney