



Board Direction

Ref: PL 04.238846

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th August, 2011.

The Board decided to issue a split decision to grant permission for the retention of the boiler house, roof light, alterations to site boundaries and permission for wind turbine.

The Board decided to refuse permission for dwelling house ancillary to the existing dwelling house and detached building including a swimming pool, gym and plant.

REASONS AND CONSIDERATIONS (1)

As per Inspector, as amended in manuscript.

REASONS AND CONSIDERATIONS (2)

1. Having regard to the restricted size of the site, it is considered that the development of a detached ancillary dwelling, would constitute overdevelopment of the site and would seriously injure the amenities of the area and property in the vicinity. The proposed development, would therefore be contrary to proper planning and sustainable development.
2. Having regard to the location of the surface water drainage for the proposed pool in close proximity to the percolation area for the dwelling house, the Board is not satisfied that the proposed development would not be prejudicial to public health. The proposed development would therefore be contrary to proper planning and sustainable development.

In disagreeing with the recommendation of the Inspector to grant permission for the pool building proposal, the Board was not satisfied that the disposal of surface water from the pool would not interfere with the disposal of effluent in the percolation area.

Board Member: _____
Mary Mac Mahon

Date: 25th August, 2011