



Board Direction

Ref: PL26.241449

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 9th, 2013.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the pattern of development in the area it is considered that the hotel element of the proposed development, by reason of the height, bulk and the design of the building, the significant cutting of the landscape, together with the extent of the proposed link road, would be out of character with this rural location, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the holiday lodge element of the proposed development is excessive in terms of scale and density at this location, is not ancillary to the main development on site, and if permitted, would constitute a suburban-style residential estate on the outskirts of the village of Curracloe. In addition, it is considered that the number and scale of the proposed lodges would give rise to overdevelopment of the site and would be inappropriate at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: July 12th, 2013
Nicholas Mulcahy