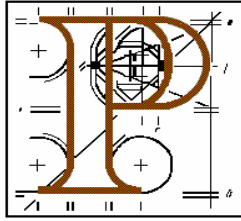


An Bord Pleanála



Board Direction

Ref: PL24.242600

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 24th, 2014.

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

REASONS AND CONSIDERATIONS

Having regard to the extent of the landowner's farm holding, the planning history of the farm holding and the undeveloped and exposed nature of the the rural landscape in the area of the proposed residential development, it is considered that the proposed development would result in unacceptable visual intrusion on the scenic rural landscape which would contravene the provisions in regard to 'appropriate locations' (Section 2.1) and to 'unacceptable visual intrusion' (Appendix 2) of the Sustainable Rural Housing – Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in 2005, which Guidelines are considered reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board also had concerns that the proposed development might have an impact on ground water but did not include this as a refusal reason on the basis of the substantive reason set out above.

Board Member: _____ Date: February 24th, 2014
Nicholas Mulcahy

Please issue a copy of the direction with the order.