



Board Direction

Ref: PL11.247143

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th February 2017. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature of the proposed development, which is for an isolated wind turbine, and not related to auto-production, it is considered that the proposed development would constitute a piecemeal and ad hoc approach to the development of lands that are designated as being Open for Consideration for the development of wind energy, as set out in the Wind Strategy in Appendix 5 of the Laois County Development Plan 2011 – 2017. In the absence of a demonstrated need for the turbine at this location, the Board is not satisfied that the proposed development, by itself and by the undesirable precedent that it would set, would not prejudice a coordinated approach to the development of wind energy in this area, or undermine the Wind Strategy for the County, contrary to Policies EC7/P49, ET9/P04 and ET9/P10 as set out in the Development Plan, which policies encourage the development of wind energy in the County. Having regard to the proximity of the nearest dwelling to the north, neither is the Board satisfied that the effects on the amenity of this residential property from noise or shadow flicker have been satisfactorily addressed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Notes:

- (i) The Board noted that the "Wind Energy Development Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government (2006) under Section 28 of the Planning and Development Act, 2000, are the relevant Ministerial Guidelines in this case. The Board had regard to these Guidelines in making its determination. The Board noted the references made by the Inspector to the "Proposed Revisions to the Wind Energy Development Guidelines 2006", which have not been adopted.
- (ii) The Board noted the reference by the Inspector to County Tipperary in Section 7.2.4 of her report, and was satisfied that this was a typographical error.

Board Member: _____ Date: 27th February 2017
Fionna O' Regan