



Board Direction

Ref: PL93.245386

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 7th 2016.

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

REASONS AND CONSIDERATIONS.

1. Taken in conjunction with existing development in the vicinity, the proposed development would constitute an excessive density of development and perpetuate an ad hoc and disorderly pattern of development in an unserviced rural area and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site's location on a narrow cul de sac road, the nature of the existing alignment of the public road serving the site and the substandard nature of the overall road network serving the site and area it is considered therefore that the additional traffic generated by the proposed development would give rise to a traffic hazard and interfere with the safety and free flow of traffic.

Note the Board was not satisfied that the applicants had demonstrated sufficient housing need in the context of national policy in respect of urban generated housing versus rural generated need in an area under strong urban influence.

Board Member: _____ Date: 07.01.16
Paul Hyde