



Board Direction

Ref: **PL92.245463**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd January 2016. The Board decided by a majority of 2:1 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

1. Policy LH13, as set out in the South Tipperary County Development Plan 2009 – 2015, as varied, seeks to encourage the sympathetic restoration, re-use and maintenance of protected structures. Policy LH16 of the Plan seeks to safeguard sites, features and objects of archaeological interest, including monuments on the record of monuments and places. Having regard to the sensitive location of the proposed development within the curtilage of a protected structure and recorded national monument, and to the potential for significant visual and archaeological impacts to arise, the Board considers that it has not been demonstrated that the subject site has been located in an optimal location within the archaeological complex, or that potential impacts have, therefore, been minimised. The proposed development would, therefore, be contrary to Policies LH13 and LH16 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the subject site within a sensitive location in the curtilage of a national monument, to the submissions made by the Department of Arts, Heritage and the Gaeltacht, and to the likelihood of subsurface archaeological features, the Board is not satisfied that, in the absence of a comprehensive archaeological survey, the proposed development would not interfere with the fabric or character of a national monument or its setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the documentation on file, including the evidence of ponding in the vicinity, the Board is not satisfied that the proposal for a separate waste water and disposal area within one limited landholding and within the curtilage of a protected structure would be acceptable. The proposed development would, therefore, be prejudicial to public health and would give rise to a risk of environmental pollution.

Board Member: _____ Date: 22nd January 2016
Fionna O' Regan