



## Board Direction

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**Ref: 19.245814**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28<sup>th</sup>, July 2016.

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

### REASONS AND CONSIDERATIONS

1. The site is located within an area that forms part of the Esker Riada complex and is designated as an Area of High Amenity under the Offaly County Development Plan 2015-2020. It is considered that the proposed development would detract from the amenities of this landscape and would contravene County Development Plan policy no. RDP-14, which is to ensure that those extractions which would result in a reduction of the visual amenity or areas of high amenity or damage to designated sites, habitat types or species shall not be permitted. It would also materially contravene County Development Plan objective AHAO-01, which is to protect and preserve the County's primary areas of high amenity, including Eiscir Riada and other eskers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup>, August 2016

Paddy Keogh

**Note:** Having regard to the size of the site upon which the extractive development is proposed, to the thresholds set down in Part 2 and Part 13 of Schedule 5 to the Planning and Development Regulations 2001, as amended, to the criteria set out in Schedule 7 of those Regulations, to the advice in the Guidance for Consent Authorities regarding Sub-threshold Development issued by the Department of the Environment, Heritage and

Local Government in August, 2003, to the sensitivity of the subject site at an esker and in a designated Area of High Amenity under the Offaly County Development Plan 2010-2015 and to the cumulative impact of the development in conjunction with previous extractive development in the area, the Board considered that the proposed development would require a detailed Environmental Impact Assessment screening and Appropriate Assessment Screening. In this respect the Board considered that the documentation on file accompanying the application and appeal was not adequate to support a grant of planning permission in this instance.

*[Please issue a copy of the Board Direction with Board Order]*