



## Board Direction

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**Ref: 05.245968**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, April 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. Having regard to the unscreened nature of this exposed coastal site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location; would be seriously injurious to the visual amenities of the area; would lead to the further suburbanisation of this rural area and would set an undesirable precedent for other development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the inadequate road network onto which it is proposed to access the development, it is considered that the proposal, both by itself and the precedent it would set for other developments, would endanger public safety by reason of a traffic hazard and obstruction of road users and would be inconsistent with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup>, April 2016  
Paddy Keogh

### Note:

(1) Taken in conjunction with existing development in the vicinity, the Board considered that the proposed development would result in an excessive concentration of development served by waste water treatment plants in a sensitive area deemed by the Environmental Protection Agency to be at very high risk of pollution from domestic wastewater.

(2) Based on the inadequate information submitted within the file, the Board was not satisfied that the proposed development individually, and in combination with other plans and projects would not be likely to have a significant effect on the European Site No.s 004149 and 001090 in view of the site's conservation objectives.

(3) Based on the documentation on file accompanying this application and appeal, the Board was not satisfied that the applicant has demonstrated a rural based housing need for a dwelling at this location in accordance with national policy as set out in the Sustainable Rural Housing Guidelines issued by the Department of the Environment and Local Government.

The Board decided not to pursue these matters in the context of the current appeal in light of the substantive reasons for refusal as set out above.

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