



Board Direction

Ref: 12.245990

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th, May 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the nature and scale of the development proposed for retention and its location within an elevated setting in an attractive and visually sensitive rural area of high visual amenity in close proximity to the river Shannon and adjacent to an Outstanding View and Prospect (V23 – View of Slieve an Iarainn from the R280) as designated in the Leitrim County Development Plan 2015-2021, it is considered that the development and use proposed for retention would have adverse impacts on the visual amenities of the area. Furthermore, having regard to the nature of the subject use, it is considered that it does not come within the scope of small enterprises acceptable in rural areas as set out in Development Plan policy under Section 3.7.4 of the Leitrim County Development Plan 2015 – 2021. It is considered that the proposed development would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed retention of the car servicing use at this rural area would constitute an unsatisfactory development by reason of the nature and scale of the use on a visually prominent site within an attractive rural area. The Board considered that the use would be more suitably located on appropriately zoned lands within an existing town or village

Board Member: _____

Paddy Keogh

Date: 12th, May 2016