



Board Direction

Ref: PL12.246360

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 30th, 2016.

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

REASONS AND CONSIDERATIONS

1. The site is located in an area which is designated in the current Leitrim County Development Plan as an Area of High Visual Amenity in relation to which it is a policy of the planning authority to control development in order to maintain the scenic value, recreational utility and existing character of the area. This policy is considered reasonable. It is considered that the proposed development would materially contravene this policy, would detract to an undue degree from the rural character and scenic amenities of the River Shannon corridor and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The applicant does not satisfy the requirements of Policy 17 of the current County Development Plan 2015-2021 in respect of the criteria governing proposed developments within areas of Low Capacity/Low Availability in terms of accommodating one off housing type development within the countryside. On the basis of the information submitted with the application and appeal, it is considered that the applicant does not come within the scope of Policy 17 as he does not currently live in the low capacity area or in the immediate vicinity of the proposed site nor has he shown that he is originally native to the low capacity area. The proposed development would, therefore, conflict with Policy 17 and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the soil conditions and high water table, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the site can be drained satisfactorily by means of a septic tank, notwithstanding the proposed use of a propriety wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Board Member: _____ Date: June 30th, 2016
Nicholas Mulcahy