



An
Bord
Pleanála

Board Direction

PL91.246388

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

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

Reasons and Considerations

On the basis of the information provided with the application and appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on the Lower River Shannon Special Area of Conservation (site code 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), in view of the conservation objectives for those sites. In such circumstances, the Board is precluded from giving further consideration to a grant of planning permission.

Note: The Board noted the issue raised by the Inspector regarding the potential for impact on bat species, as outlined in her recommended second reason for refusal. The Board considered that it was not necessary to include this as a second reason for refusal, in the light of the substantive reason for refusal set out above. Any future application for development on this site would have to provide the necessary information, including a comprehensive bat survey carried out by a specialist in this area, in order to determine whether or not such development would have an adverse impact on any bat species roost or forage that may be present on the site.

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

Board Member: _____ Date: 13th September 2016
Philip Jones