



Board Direction

Ref: 08.246389

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th, August 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature, scale and design of the proposed dwelling and to the existing pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the amenities of adjoining dwellings or the visual or other amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the nature of the local road network serving the site, but considered that the character of the existing network forces vehicles to proceed in a slow and cautious manner. Furthermore, the Board considered that the proposed development would generate significant additional traffic turning movements. In these circumstances, the Board did not share the Planning Inspector's conclusions in relation to her first recommended reason for refusal. Notwithstanding the existing concentration of dwellings in the vicinity of the site the Board noted that the site is located downstream of Lough Guitane. The Board noted that the septic tank serving the existing dwelling is to be upgraded and considered that the overall impact of the proposed development on the existing concentration of septic tanks at this location would be marginal in nature and considered that the proposed development could be accommodated without prejudice to public health. Accordingly, the Board did not share the Planning Inspector's conclusion in relation to her recommended second reason for refusal.

Conditions

- (1) Std, P and P and Reason
- (2) Std. First occupancy and Reason
- (3) Std. ExternalGen and Reason
- (4) Std. WaterDrain and Reason
- (5) Std. packaged wastewater treatment unit to comply with requirements of *EPA – Code of Practice – Single Houses* and Reason.
- (6) Std. Cables and Reason
- (7) Std. Landscaping (single dwelling rural) and Reason
- (8) Std. S 48 (unspecified) and Reason

Board Member: _____ Date: 23rd, August 2016
Paddy Keogh