



Board Direction

Ref: 05.246540

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th, August 2016.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the following reasons and considerations.

REASONS AND CONSIDERATIONS

It is considered that the configuration and design of the proposed development involving extensive excavation and re-profiling of the existing form of the site in order to facilitate the construction of the proposed development and the provision of the associate berm to screen the development from the adjacent archaeological site including the setting of St. Catherine's Well would constitute excessive and unwarranted intervention into the landscape. Accordingly, it is considered that the proposed development would constitute a visually intrusive feature in the landscape which would seriously injure the visual amenities of the area and would, therefore, 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 did not share his conclusions in respect of the design and visual impacts of the proposed development particularly having regard to the extent of site excavation and re-profiling of the landscape at this location required in order to facilitate the proposed development.

Board Member: _____ Date: 25th, August 2016
Paddy Keogh

Note: The Board considered that a more acceptable scheme would provide for a different design working with the contours of the site.

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