



Board Direction

Ref: 04.246733

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th, September 2016.

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

REASONS AND CONSIDERATIONS

- (1) The subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", as set out in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. It is also located within an area similarly designated in the current development plan for the area, where it is the policy of the planning authority to discourage urban-generated housing and to seek to locate such housing in the larger urban centres or in the towns, villages and other settlements identified in the Settlement Network. On the basis of the documentation submitted with the application and appeal, it is considered that the applicant has not demonstrated that he comes within the scope of the rural-generated housing need criteria for a house in this rural location. The proposed development would contravene the provisions of the Development Plan and would be contrary to these Ministerial Guidelines, and would further erode the rural character of this area and lead to demands for the provision of public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

- (2) Having regard to the rural location of the site and to its configuration and sloping character and to the level of engineering works required to accommodate the proposed development, including the significant level of fill required to facilitate the construction of the house and entrance, it is considered that the proposed development would comprise a visually intrusive feature in the landscape which would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
- (3) Having regard to the location of the site adjoining a stream and to the existing concentration of private effluent treatment systems in the vicinity of the site, it is considered that the proposed development would lead to an excessive concentration of private effluent treatment systems in the area. Therefore, it is considered that the proposed development would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 3rd, October 2016
Paddy Keogh