



Board Direction

Ref: PL17.246778

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 19th, 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. Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, to the policies in the current Development Plan which seek to control urban sprawl and ribbon development and to the history of permissions for individual dwellings on the larger landholding of which this site forms part, it is considered that proposed development would consolidate and contribute to the build-up of ribbon development in an open rural area that is under strong urban influence and that is lacking certain public services and community facilities. This would militate against the preservation of the rural environment, contribute to the erosion of the rural character of the area and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, taken in conjunction with existing and permitted development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks/wastewater treatment systems in an area that is identified by the

EPA as being at very high risk from domestic waste water pollution. The proposed development, would, therefore, be prejudicial to public health.

Board Member: _____ Date: September 19th, 2016
Nicholas Mulcahy