



An
Bord
Pleanála

Board Direction
PL27.246876

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 26th 2016.

The Board decided to refuse permission generally in accordance with the reasons and considerations set out below.

Reasons and considerations.

1. 1 The site of the proposed development is located in the town of Aughrim and where the existing wastewater treatment plant is already over capacity. It is considered that the proposed development would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which these constraints may reasonably be expected to cease. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site and its proximity to buildings listed on the NIAH and to the revised proposals which require the raising of the dwelling at a height of over 1m above the existing public road, the provision of railings on the inside of the roadside stone wall boundary, the elevated access path, and the lack of detail with respect to internal boundary finishes it is considered that the development would be incongruous and would result in a negative visual impact at this location and would injure the visual amenities of the area , and

would not be in accordance with the proper planning and sustainable development of the area.

3. Given the lack of detail regarding levels by way of site sections and other details regarding fill, the Board is not satisfied regarding the limited information available and the potential negative implications for adjoining properties and therefore it, is not considered that the proposal has been sufficiently justified in a flood risk area, and that the proposed development would therefore be contrary to the proper planning and sustainable development.

Board Member _____ **Date:** 26.10.16
Paul Hyde