



## Board Direction

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**Ref: 02.246980**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23<sup>rd</sup>, November 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

1. Having regard to the lack of adequate separation distance between the proposed development and: the watercourse to the west; the private well serving the neighbouring property to the south; and the Cullies River which is identified as being of poor ecological status under the Water Framework Directive mapping and to the inadequate design details accompanying the application and appeal, inadequate evidence of measures to protect watercourses adjacent to the site and lack of evidence of good farm management practices and compliance with DAFM requirements, it is considered that the proposed development would be prejudicial to public health and would result in an unacceptable risk of environmental pollution. Accordingly, it is considered to allow the development proposed for retention would be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the application and appeal, the Board is not satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Lough Oughter and Associated Loughs SAC, or any other Natura 2000 site in view of the site's conservation objective. In such circumstances the Board is precluded from granting permission.

Board Member: \_\_\_\_\_ Date: 25<sup>th</sup>, November 21016  
Paddy Keogh

