



Board Direction

Ref: 16.246986

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th, November 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order / Inspector's draft reasons and considerations.

REASONS AND CONSIDERATIONS

1. Having regard to the elevated and unscreened nature of this exposed coastal site, it is considered that the proposed development by reason of its design involving the construction of a 2 storey dwelling and location cutting across the contours of the site would be unsympathetic to the topography and landscape of the receiving environment and would form a discordant and visually obtrusive feature on the landscape. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of this rural area would set an undesirable precedent for other development in the vicinity. 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 development in the vicinity, the proposed development would result in an excessive concentration of development served by waste water treatment plants in the area. In addition, having regard to the ground conditions, the Board is not satisfied that the site has the capacity to accommodate a development of the nature and scale proposed. The proposed development, would, therefore, be prejudicial to public health.

Board Member: _____ Date: 29th, November 2016
Paddy Keogh