



## Board Direction

---

Ref: 15.247047

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup>, December 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### Reasons and Considerations

The site of the proposed development is located within an area designated as an 'Area Under Strong Urban Influence' in the Sustainable Rural Housing Guidelines, 2005 issued by the Department of Heritage and Local Government. On the basis of the documentation submitted with the current application and appeal, the Board is not satisfied that the proposed development is not urban generated. In this regard, it is considered that the Applicant has not demonstrated a rural based housing need in compliance with the requirements of the guidelines. Accordingly, it is considered that the proposed development would be contrary to national policy as set out in these guidelines and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the Applicant had not demonstrated a rural based housing need in compliance with national policy as set out in the Sustainable Rural Housing Guidelines, 2005.

Board Member: \_\_\_\_\_ Date: 9<sup>th</sup>, December 2016  
Paddy Keogh

- Note:**
- (1) Having regard to the characteristics of the local landscape and environment, the Board considered that the proposed house by reason of its bulk and scale would constitute an unduly visually dominant and intrusive feature in the landscape and would, therefore, seriously injure the visual amenities of the area. However, the Board considered that this matter would constitute a new issue in the context of the current appeal and decided not to pursue the matter in light of the substantive reason for refusal as set out above.
  - (2) Having regard to the established character and pattern of development in the vicinity of the site and to the number of nearby dwellings served by individual effluent treatment systems, the Board had concerns that the proposed development would lead to a proliferation and excessive concentration of development served by individual effluent treatment systems in this vulnerable zone in terms of groundwater resources.

*[Please issue a copy of Board Direction with Board Order]*