



Board Direction

Ref: 05E.247131

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd December 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as per the following reasons and considerations.

Reasons and Considerations (drafting section to complete/ standardise).

1. The proposed development is located in an area under strong urban influence from one-off rural housing, and that does not benefit from adequate public services such as drainage and road access. Notwithstanding the submissions on file regarding the housing need of the applicants, who already own a dwelling in the vicinity, it is considered that the need for an additional dwelling at this rural location has not been justified and that the applicants do not come within the scope of the rural housing requirements as set out in the (R H Guidelines DECLG). Contrary PP&SD.
2. The locality of this proposed dwelling is characterised by inadequate surface water management infrastructure and information on file suggests that the area also suffers from pollution due to inadequate foul effluent treatment and disposal infrastructure for existing dwellings in the area. It is considered that, in the absence of a comprehensive plan to deal with these problems, the addition of a further domestic wastewater treatment plant and further surface water drainage loading would exacerbate an existing unsatisfactory situation regarding environmental pollution. The proposed development would therefore be prejudicial to public health and contrary to PP&SD.
3. It is considered that the private lane serving the proposed dwelling is substandard in terms of surface condition and drainage and that to

permit further residential development in these circumstances would endanger public safety by reason of traffic hazard. Contrary PP&SD.

Board Member: _____ Date: 22nd December 2016
Conall Boland