



Board Direction

Ref: PL09.247167

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th January 2017.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and considerations:

Having regard to the submissions made in connection with the application and the appeal and having regard to the pattern of development in the area with a substantial number of one off houses, and having regard to the provisions of the development plan and particularly policy RH4, the board was not satisfied that the business plan satisfactorily met the threshold of relevant criterion under table 4.3 of the development plan for the provision of a full time business which would contribute to and enhance the rural community. The proposal therefore of itself and in the precedent it would set for other development would be seriously injurious to the rural and residential amenity of the area and of properties in the vicinity.

Board Member: _____ Date: 12th January 2017
Michael Leahy