



Board Direction

Ref: **PL26.247217**

The submissions on this file and the Inspector's report were considered at a further meeting, attended by all available Board members, held on 26th January 2017.

The Board decided by a majority of 5:3 to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

The proposed development would involve the use of an extensive area of agricultural land (ca 90 ha) for a substantial scale of solar power in a single project. There is a lack of guidance at national, regional and local level in relation to the appropriate location, scale and distribution of future proposals for solar power. Having regard to the scale of the proposed development and its potential impacts on the rural character of the area, the visual amenity of the landscape, the amenities of residential property, and agricultural land use patterns, the Board is not satisfied that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, or that the proposed development would not be premature pending the adoption of national, regional or local guidance or strategy for solar power. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspector's third recommended reason for refusal in relation to appropriate assessment, but considered that this matter could have been addressed by means of further information.

Please circulate a copy of this Direction with the Board Order.

Board Member: _____ Date: 31st January 2017

Fionna O' Regan

Decision Quashed