



Board Direction

Ref: PL05E.247305

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th February 2017.

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

Reasons and Considerations:

Having regard to the back land location of the proposal the board considered that the proposal would be seriously injurious to the residential and visual amenities of the area both in itself and in regard to the precedent which it would set and therefore the proposal would not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date: 8th February 2017
Michael Leahy

Note1: The board was not satisfied with the evidence presented with the application and appeal in regard to the applicant's rural need for a house in this area but considered this a new issue and did not proceed further with it in view of the substantive reason for refusal.

Note 2: The board had concerns in regard to the ground water vulnerability of the area and the high level private waste water treatment units in the area but considered this a new issue and did not proceed further with it in view of the substantive reason for refusal.