



An
Bord
Pleanála

Board Direction
PL06D.247322

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 26th 2017.

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

Reasons and Considerations

1. The proposed development is located in an area zoned 'G' – "To protect and improve high amenity areas", within the current development plan for the area. Within such areas, dwellings are only permitted on suitable sites where the applicant can demonstrate a genuine requirement for housing. There is an existing residence on this site. The proposed development would materially contravene Policy RES16 of the Plan, and would be contrary to the proper planning and sustainable development of the area.
2. In the absence of adequate information in relation to the proposed water supply to serve the development, and in relation to the location of the well and the septic tank serving The Lodge, a grant of planning permission for a house on this site would be prejudicial to public health.

Board

Date:26.01.17

Member

Paul Hyde