



## Board Direction

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**Ref: 27.247488**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup>, March 2017.

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

### REASONS AND CONSIDERATIONS

1. Having regard to:

- a) the location of the site in a Coastal Area of Outstanding Natural Beauty;
- b) the steeply sloping topography of the site and the location of the dwelling on the steepest gradient of the site;
- c) the lack of a site specific design and cognisance to the site topography;
- d) the extent of site excavation/raised levels works required to facilitate the siting of the development;
- e) the elevated location of the dwelling relative to the coastal area to the east and south east;
- f) The visibility of the site from the coast road to the east and south east;

it is considered that proposal would have an obtrusive visual impact and would detrimental to the visual amenities of the area. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the drainage characteristics of the site, which include a high water table level, it is considered that the appeal site is unsuitable for the operation of a wastewater treatment system and the proposal would, therefore, be prejudicial to public health.

3. The site is located 650m from the edge of Brittas-Buckroney Dunes and Fen, which is a groundwater fed Special Area of Conservation. Given the high water table/drainage characteristics of the site, there is potential for the proposed on site effluent disposal system to significantly affect the conservation objectives of the SAC. It has not been demonstrated that the proposal either in isolation or in conjunction with other plans or projects would not be likely to have significant effects on the integrity of the Buckroney-Brittas Dune and Fen SAC.

4. per reason number 4 of the p.a.

Board Member: \_\_\_\_\_ Date: 13<sup>th</sup>, March 2017  
Paddy Keogh