



An
Bord
Pleanála

Board Direction
PL.26.247534

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 21st 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. Having regard to the elevated location of the site on the skyline, it is considered that the proposed development would be visually obtrusive and would have a disproportionate effect on the existing character of the landscape in terms of its visual prominence on an elevated site. Notwithstanding the landscape proposals, it is considered that this backland development would seriously injure the amenities of the area and of property in the vicinity and would set an undesirable precedent for similar type development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Development Plan Objective L05 seeks to 'prohibit developments which are likely to have significant adverse visual impacts, either individually or cumulatively on the character of the Uplands, River Valley or Coastal Landscape or a Landscape of Greater Sensitivity and where there is no overriding need for the development to be in that particular location.' The appeal site is Coastal Zone and the applicant has not clearly demonstrated an overriding need to reside at this particular location. The proposed development therefore, would be contrary to the proper planning and sustainable development of the area.

**Board
Member**

Date:21.03.17

Paul Hyde