



An
Bord
Pleanála

Board Direction
PL05E.247571

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 30th, 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 On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European site no 004151, or any other European site, in view of the site's conservation objectives. In such circumstances the Board is precluded from granting permission.

2 The Board is not satisfied, on the basis of the information submitted, that the proposed on-site effluent treatment and disposal system, in conjunction with the potential use of the adjacent boathouse, would not cause water pollution or be prejudicial to public health.

Note 1: In deciding not to attach refusal reason 1, as per the inspector, the Board noted the applicant's Co-operative Society status and generally accepted the planning authority's analysis in respect of RH-P-10 of the County Development Plan.

Note 2: In the respect of the Inspector's refusal reason 4 the Board did not consider that the proposed low rise semi-detached cottages would create an incongruous visual relationship between buildings having regard to the large adjacent boathouse and the pattern of development in the area.

Note 3: The Board noted that the public notices lodged with the application referred to semi-detached dwellings but considered that the notices might also have more accurately referred to the intention to use the houses for 'the purposes of short term letting'. In light of the refusal reasons set out above the Board did not consider it necessary to seek revised public notices.

Board Member

Date: March 30th, 2017

Nicholas Mulcahy

Please issue copy of direction with order.