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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30<sup>th</sup> June 2017. The submissions on this file, the Inspector's report and the previous Board's decision (under reference PL02.245490) were also considered in respect of the appellant's request for costs.

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

The Board then decided to award costs to the appellant (mandatory appeal fee costs) for the following reasons and considerations (b).

#### **Reasons and Considerations (a)**

1. Having regard to the topography of the site, the elevated and exposed positioning of the proposed dwelling, together with its overall design and scale, it is considered that the proposed development, notwithstanding proposed landscaping proposals, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the

proposed development would endanger public safety by reason of a traffic hazard and obstruction to road users.

### **Reasons and Considerations (b)**

Taking into account:

- The planning history of the site,
- The Board's grounds of refusal under Ref: PL02.245490,
- The nature of the subject application which is very similar to the recently refused development referenced above,
- The Planning Authority decision, and
- The Grounds of appeal,

The Board decided that it is appropriate to exercise its discretionary powers pursuant to S.145 of the Planning and Development 2000 Act and direct that the planning authority compensate the Appellant for the mandatory costs incurred in making this appeal being the appeal fee for making this appeal to An Bord Pleanála (€110.00).

**Board Member**

**Date:** 4<sup>th</sup> July, 2017

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Conall Boland