



An  
Bord  
Pleanála

**Board Direction**  
**PL05E.247949**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> June 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 It is a policy of the Council (TOU-P-9) to facilitate proposals for multiple static caravans/mobile homes/towing caravans/ motor homes at tourist towns and villages and other appropriate locations where suitable infrastructure and facilities are readily available, within walking distance and where proposals are consistent with other objectives and policies contained within this Plan. This policy is considered reasonable. Taken in conjunction with existing development in the area, it is considered that the proposed development would result in an excessive concentration of similar type development in this rural area lacking certain services and remote from existing centres of development. Furthermore, the proposed development would be located on a regional road where the 80 kph speed limit applies and where the nearest settlement providing necessary services is in excess of a kilometre away. In the absence of a public footpath or of public lighting connecting the site to the settlement, use of this busy narrow regional road for additional pedestrian movement would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

- 2 Having regard to the seasonal nature and significant scale of the proposal and the concentration of existing substantial wastewater treatment systems in the immediate area, together with the proximity of the site to the beach and sensitive coastal environment, it is considered, on the basis of the submissions made in connection with the planning application and appeal, that provision has not been made for the safe and adequate treatment and disposal of wastewater generated by the proposed development. Furthermore the proposal to take water supply from groundwater in such circumstances raises concerns for the quality of drinking water serving the development. The proposed development would, therefore, be prejudicial to public health and pose an unacceptable risk of environmental pollution.
- 3 The proposed development would be located in a rural area of high scenic amenity value, where touring routes along the roads to east and west of the site afford views towards the sea, and Northern Ireland, and views designated for protection in the Development Plan for the area. It is considered that taken in conjunction with the existing development in the area, the proposed development would result in an incongruous pattern of development that would interfere with the character of the landscape and with a view or prospect of special amenity value which it is necessary to preserve and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22<sup>nd</sup> June, 2017

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Conall Boland