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The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> September 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. The proposed retention of the site clearance, site excavation, including rock breaking and the deposition of hard core together with the further works now proposed, having regard to the absence of a plausible rationale or proposed associated use for the development for which retention is being sought, would constitute a disorderly, haphazard and substandard form of development without purpose, justification or rationale which would if permitted be prejudicial to the rural and scenic amenities of the area, and contrary to the proper planning and sustainable development of the area.
2. In the absence of satisfactory evidence as to the suitability of the materials and of the slope at which they would be laid, to stabilise the excavation, it cannot be concluded that the proposed remediation would be an acceptable solution, the proposal would therefore be prejudicial to safety and contrary to the proper planning and sustainable development of the area.

3 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 the European site, Gweedore Bay & Islands SAC (Site Code 001141), in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

**Board Member**

**Date:** 8<sup>th</sup> September 2017

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Maria FitzGerald