



An
Bord
Pleanála

Board Direction
PL06F.248315

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 12th 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 'GE' zoning of the site, the objective of which is to provide opportunities for general enterprise and employment, and under which residential use is not permitted except where a person who is an immediate member of a family in the immediate area who has not been granted permission for a dwelling previously, and is considered to have a need to reside adjacent to the family home by reason of that person's exceptional health circumstances, and having regard to the fact that the site is not adjacent to the family home where the applicant is currently residing, it is considered that the proposed residential development would materially contravene the said zoning objective and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its siting, uncharacteristic, overly dominant and visually intrusive design, the proposed development would materially and adversely affect the character and setting of Dubber House, which is a Protected Structure and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Note: The Board had serious concerns with regard to the absence of sufficient clarity as to the mean of disposal of foul wastewater however in light of the substantial reason for refusal it did not pursue this matter further.

Board Member

Date: 12.07.17

Paul Hyde