



The submissions on this file and the Inspector's report were considered at a Board meeting held on 17 August 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 the policy of the planning authority, as set out in the current Development Plan for the area, to permit development proposals for business enterprises in the countryside where the proposed use has locational requirements that can only be accommodated in a rural location and where this has been adequately demonstrated. This policy is considered to be reasonable. It is considered that the proposed development of light industry and offices has no specific locational requirements which necessitate its location at this rural, un-zoned and un-serviced location and would, thereby, contravene this development plan policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the soil conditions, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

3. The Board is not satisfied that the application has demonstrated that the proposed development would not have a significant adverse effect on a nearby European Site, specifically the River Barrow and River Nore SAC (002162) based on the site's conservation objectives.

**Board
Member**

Date:17/08/17

Terry Prendergast