



An  
Bord  
Pleanála

**Board Direction**  
**PL93.248454**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 24<sup>th</sup> November 2017.

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

### **Reasons and Considerations**

Taken in conjunction with existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would contravene the policy of the planning authority, as expressed in the current Development Plan, to direct residential development to serviced centres (which policy is considered to be reasonable). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 24<sup>th</sup> November 2017

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John Connolly