



An
Bord
Pleanála

Board Direction
PL

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2018.

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 development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the area, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. It is an objective of the planning authority, as expressed in the current Development Plan for the area, to channel housing into "existing settlements". This objective is considered reasonable. It is considered that the proposed development would constitute urban generated housing, would contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located along a minor laneway which is inadequate in width and alignment and would, therefore, endanger public safety by reason of traffic hazard.
4. The proposed development would compromise the integrity of the rural character of the area and undermine policy HCL7 of the current Development Plan which seeks to enhance and preserve the character of the County's landscapes.

Board Member

Date: 09.02.2018

Terry Prendergast