



An  
Bord  
Pleanála

**Board Direction**  
**PL27.249236**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> 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**

The proposed development comprises the partial redevelopment and change of use of a saw mill annexe building which forms part of a larger historic complex including a walled courtyard and main saw mill building. Notwithstanding the acceptability of the proposed development in principle, it is considered that in the absence of an overall layout plan and development strategy for these adjacent lands and structure (which would determine the need for the co-ordinated provision of an effluent treatment system, car parking and hard and soft landscaping proposals), the proposed development would represent a piecemeal approach to the sustainable development of the site. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted the recommendation of the Inspector relating to Natura screening.

**Date:** 9<sup>th</sup> February 2018

**Board Member**

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Eugene Nixon