



An
Bord
Pleanála

Board Direction
PL04.249321

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 10th 2018.

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

Reasons and Considerations

Having regard to the pattern of development in the immediate vicinity and the location of the proposed site in a rural area under strong urban pressure, which is characterised by a significant number of individual houses, it is considered that the proposed development would contribute to the encroachment of random rural development in the area, would encourage and exacerbate the developing pattern of ribbon development contrary to the provisions of the 'Sustainable Rural Housing, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April, 2005, would lead to a proliferation of individual wastewater treatment systems in the immediate area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, represent haphazard and unplanned residential development in a rural area under pressure for urban development and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10.04.18

Paul Hyde