



An  
Bord  
Pleanála

**Board Direction**  
**BD-000145-18**  
**ABP-300129-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2018.

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

### **Reasons and Considerations**

It is considered that, taken in conjunction with existing development in the vicinity, the proposed development could result in an excessive concentration of development served by wastewater treatment systems in the area and could be prejudicial to public health. In the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Ballysadare Bay SAC and SPA, or any other European site, in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.

**NOTE:** Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area identified as greenbelt within the Ransboro Mini Plan in the Sligo County Development Plan 2017-2023, where housing is restricted to persons demonstrating local need, it is considered that the applicant has not demonstrated that she comes within the

scope of the housing need criteria as set out in the Guidelines for a house at this location.

However, having regard to the substantive issue set out above, the Board did not pursue this issue.

**Board Member**

**Date:** 29/03/2018

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Michelle Fagan

Please attach a copy of Board Direction to the Board Order.