



An
Bord
Pleanála

Board Direction
BD-002384-19
ABP-302705-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2019.

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 dwellings in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities, would exacerbate and consolidate a trend towards the establishment of a pattern of haphazard rural housing in an area designated as being of secondary special amenity. The proposed development would lead to the erosion of the rural, scenic and landscape character of the area which it is necessary to preserve in accordance with objective ZL-1 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/02/2019

Terry Prendergast

Note:

The Board is also not satisfied that, having regard to the density of development served by individual effluent treatment systems in the vicinity, soil conditions on site and the watercourse along the eastern site boundary, the effluent from the development can be satisfactorily treated and disposed of on site.

Please include Board Direction with Order.