



An
Bord
Pleanála

Board Direction
BD-005977-20
ABP-306644-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2020.

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 Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the River Boyne and River Blackwater SAC (site code 002299) and River Boyne and River Blackwater SPA (site code 004232) are the European sites for which there is a likelihood of significant effects.

The Board considered the Natura Impact Statement and all other relevant submissions and carried out an appropriate assessment of the implications of the proposed development for European Sites in view of the site's Conservation Objectives (site code 002299 and 004232). The Board considered that there was not adequate information before it to allow the carrying out of an Appropriate Assessment. In this regard, the Board noted in particular, the;

- a. the extent of excavation works proposed on sloping ground within the SAC and the lack of evidence of site investigations to properly inform the design of such works and any measures required to mitigate potential effects on the integrity of the European Site in view of the site's Conservation Objectives.

- b. the failure to adequately identify the location, nature and extent of works proposed within the SAC to mitigate the potential effects of the development on the integrity of the European Site in view of the site's Conservation Objectives.

In such circumstances the Board is precluded from granting permission for the proposed development.

- 2. The proposed development is located in an elevated location on the southern banks of the River Boyne, which is recognised in the development plan for the area as being a landscape of exceptional value. Having regard to the design and layout of development on the site, and the information provided, the Board is not satisfied that the proposed development could be visually accommodated within this sensitive landscape area and that, having regard to its impact on the skyline, would undermine the landscape character of the candidate Special Area of Conservation. The proposed development would therefore result in a significant negative impact on the visual amenities of the area and would be contrary to the objectives of the development plan to maintain such landscapes.

Board Member

Date: 19/06/2020

Michelle Fagan

Note: The Board decided not to raise Reason 1 as a new issue, given the substantive issue for refusal in Reason 2.