



An  
Bord  
Pleanála

**Board Direction**  
**BD-006785-20**  
**ABP-307408-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the nature of the proposed development, the topography and location of the site in a sensitive rural area within a historic cluster, the failure of the applicants to provide sufficient justification for the need for the proposed development at this location and in light of consideration of more appropriate sites available within their land holding with capacity to take such development, and the extent of ground works (cut and fill) required to facilitate the proposed development, it is considered that the proposed development would significantly alter the natural landscape and topography of the site, which would result in the haphazard development of this site. The proposed development would therefore be contrary to proper planning and sustainable development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the Inspector that the proposed site development works would significantly alter the existing topography of the site, and considered this would constitute haphazard development. The Board further considered that the applicant had not provided adequate justification for the need of this proposed development or that more suitable alternative locations within the landholding were not available.

**Board Member**

**Date:** 27/10/2020

---

Stephen Bohan