



An
Bord
Pleanála

Board Direction
BD-007316-21
ABP-308515-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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

Reasons and Considerations

1. On the basis of the information provided with the application and appeal and 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 result in adverse effects on the integrity of the Sheep's Head to Toe Head Special Protection Area (Site Code: 004156), in view of the site's Conservation Objectives due to the nature and extent of the proposed development, inclusive of the construction-related activities and the occupation and use of the dwellings, the immediate proximity to the Special Protection Area, the nature of the habitat associated with this site, and the likely disturbance to the species for which this site is designated. In such circumstances the Board is precluded from granting permission
2. Having regard to the pattern of existing residential development in the immediate vicinity of the site and to the siting of the proposed houses on elevated land immediately to the rear of established residential properties, it is considered that the proposed development would constitute a piecemeal, disorderly, haphazard form of backland development that would be likely to seriously injure the residential amenities, and would create an undesirable

precedent for development of a similar nature in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would access a minor rural local road which is seriously substandard in width, alignment and structure. Having regard to the additional traffic turning movements that would be generated on this substandard road, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member

Date: 18/01/2021

Michelle Fagan