

An
Bord
Pleanála

Board Direction
BD-007935-21
ABP-308927-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2021.

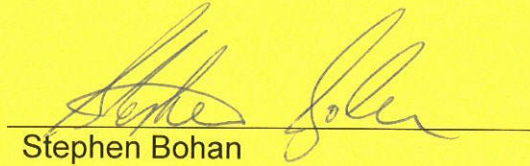
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the locational context of the site, it is considered that the proposed development which comprises an entrance gate, piers and length of chain link fencing by reason of its design and likely impact on an established sod and stone ditch and distance from the dwelling site would detract from the visual and rural amenities of the area, would interfere with the character of the landscape, and would set an undesirable precedent for similar future development in the area. The proposed development would be contrary to rural Housing objective RS-4 to ensure that the provision of rural housing will protect the landscape, the natural and built heritage, the economic assets and the environment of the County and would be contrary to the standards for boundary treatment in respect of residential development in rural areas (section 13.4) of the County Development Plan 2015-2021. The development for which permission is sought would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the locational context of the site, it is not considered that sufficient justification has been given relative to the need for the proposed entrance gates and fencing based on the evidence provided, the Board is not

satisfied that the proposed development would not if permitted, interfere with an established right of way. The proposed development would accordingly be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 20/04/2021