

An
Bord
Pleanála

Board Direction
BD-012476-23
ABP-312541-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2023.

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

Reasons and Considerations

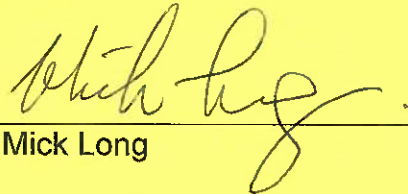
1. It is considered that the development as proposed would create an unacceptable risk of wayward golf balls entering lands outside the control of the Applicant, without some form of boundary treatment. Therefore, the Board is not satisfied that the development as proposed would not adversely impact upon the amenity and safety of neighbouring lands and as a consequence would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the extent of works required to culvert drainage ditches on site, the presence of an existing culvert and crossing on site, the changes to the ditch beds and banks including the hydrological regime of same, the direct and indirect hydrological connectivity of the ditches to designated European Sites and based on the information provided with the application and its Natura Impact Statement (NIS), and notwithstanding the identified mitigation measures, the Board cannot be satisfied the development as proposed would not result in a reduction in water quality and/or change in hydrological regime

which could negatively impact upon protected habitats and therefore adversely affected the integrity of the following European sites-

- Castlemaine Harbour SAC (000343)
- Castlemaine Harbour SPA (004029)

in view of those site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

Board Member



Mick Long

Date: 16/06/2023