

An
Bord
Pleanála

Board Direction
BD-012814-23
ABP-313377-22

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

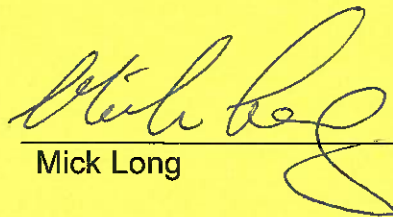
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the locational context of the site, within Policy Area 4 Drumlins and Inland Lowland, it is considered that, by reason of its scale, extent and design, which includes extensive lighting, tarmacadam and decorative stone finish, in conjunction with extensive hedgerow removal, the development proposed to be retained would detract from the visual and rural amenities of the area, would interfere with the character of the landscape, and would be contrary to Landscape Policy NEP 14 and Biodiversity, Designated and Non-designated Sites Policy NEP 1 of the current development plan. The development proposed to be retained would set an undesirable precedent for similar future development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the application and appeal, including the 'Screening for Appropriate Assessment' Report, the Board is not satisfied that the proposed development would not have a significant effect on the integrity on the River Moy SAC [site code 002298] in view of that

European Site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

Board Member



Mick Long

Date: 07/07/2023