



An  
Bord  
Pleanála

**Board Direction**  
**BD-011483-22**  
**ABP-314204-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2022.

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

#### **Reasons and Considerations**

Having regard to the proposed development which involves the construction of an extension to an existing house, 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 European sites, Nos 000440, and 004064, in view of the sites' Conservation Objectives, having regard to the location within these sites, the hydrological connectivity with the sites and the possibility that the development may pose a disturbance or barrier risk to qualifying interest species of these sites. In such circumstances the Board is precluded from granting permission.

**Board Member**

  
Michelle Fagan

**Date:** 23/11/2022

**Note:**

In not agreeing with the Inspector regarding recommended reasons for refusal numbers 2, 3 and 4, the Board had regard to the proposed development which involves an extension to an existing house, which has an associated waste water treatment in-situ, and notwithstanding the increased area proposed, the dwelling is proposed to remain a three bedroomed residence which would not lead to an increased occupancy over and above what could be expected for the existing three bedroomed house.

Further, it is considered that the proposed increase in the volume of the built form is modest, and would not have a significant impact on the visual amenities of the area.

Furthermore, on the basis of the information on the file, it is considered that the proposed development would not present a barrier to amenity use of the shoreline, where it is the policy of the County Council to reserve land adjacent to waterbodies in order to promote and facilitate the creation of waterside linear routes by means of enhancing and improving existing public rights of way, and where possible provide additional access to inland waterways through agreement, permissive access and/or the acquisition of land for public rights of way, and where this was not raised as an issue by the County Council and where no public right of way currently exists.

Please attach a copy of the direction with the order.