



Board Direction

Ref: 27.JA0037

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 16th, 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to:

- the nature and extent of the proposed development,
- the existing nature of the ecology on site,
- the planning history associated with the site and adjacent lands,
- the significant levels of recent urban development in the area, and
- the provisions of the Development Plan including Objective NH13 which, inter alia, seeks to preserve this site in its existing state,

it is considered that the proposed development would give rise to significant levels of disturbance to the site's vegetation and ecology and introduce concerns in relation to the potential introduction of invasive species. The Board is not satisfied that the design and vision of the proposed Ecopark and mini-depot is coherent or would be effective in delivering a high quality and usable local amenity. Furthermore, the Board does not consider that it has been adequately demonstrated that there are no other suitable alternatives for disposal of dredge spoil from the River Dargle Flood Relief Scheme or that the loss of biodiversity on the site has been adequately

justified. It is, therefore, considered that the proposed development would be contrary to the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspector's refusal reason in respect of the potential impacts on Natura 2000 sites arising from invasive species and decided that this matter might have been addressed by means of the submission of further information. Accordingly, and with due regard to the substantive reason set out above, the Board decided not to refuse permission for this reason.

Board Member: _____ Date: February 16th, 2017
Nicholas Mulcahy

Please issue copy of direction with order.