



An
Bord
Pleanála

inspector's Report ABP-303199-18

Development	Dwelling, garage, bored well, wastewater treatment system and all associated ancillary site works and services
Location	Ballintombay Lower , Rathdrum, Co. Wicklow
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	18873
Applicant(s)	Kevin Begley
Type of Application	Permission
Planning Authority Decision	To Grant Permission
Type of Appeal	Third Party
Appellant(s)	Mary Mooney
Observer(s)	No observers
Date of Site Inspection	20.02.2019
Inspector	Erika Casey

1.0 Site Location and Description

- 1.1. The subject site with a stated area of 0.4ha is located in the townland of Ballintombay Lower off the L6124 road and is located approximately 3.7km to the west of Rathdrum. The site is currently in agricultural use and slopes uphill away from the public road. There is a hedge and ditch located along the front boundary of the site. The northern and southern site boundaries are delineated by hedgerow and natural vegetation. Access to the site is currently via the field entrance from adjacent lands.
- 1.2. The area in the vicinity of the site is predominantly characterised by open farmland, commercial forestry plantations and occasional one off dwellings.

2.0 Proposed Development

- 2.1. The proposed development as applied for comprised a 3 bedroom bungalow with a floor area of 212 sq. metres and a height of 6.19 metres. A double garage with an area of 44 sq. metres was proposed to the north east of the dwelling. Permission is also sought for a bored well and wastewater treatment system.
- 2.2. The design of the development was modified on foot of Further Information Request issued by the Planning Authority. The principal amendments were:
 - Reduction in the height of the dwelling to 5.5 metres.
 - Reduction in the number of velux windows on the rear elevation.
 - Floor level of the dwelling lowered to 165 metres and dwelling and garage relocated downhill, closer to the public road.
 - Reduction in the height of the garage to 4.19 metres.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1 To Grant Permission subject to conditions. The following conditions are of note:

Condition 7: The drain along the front of the site shall be piped for the full width of the proposed entrance as described in the particulars submitted on site plan drawing number 18-085-011 submitted on the 26/10/18.

Conditions 8 and 9: related to entrance gate and sightlines.

Condition 12: The house shall be built into the hillside in such a manner that the finished floor level shall be 165.00 unless otherwise agreed in writing by the Planning Authority.

3.2. Planning Authority Reports

3.2.1. Planning Reports (12.09.2018 and 06.11.2018)

- The revised house design is acceptable. The visual impact would be localised. The finished floor level has been slightly lowered to 165 and the house is now located 3.2m above the road level. The dwelling permitted under PRR 18/191 on the adjacent site is c. 3m above the road level. It is, therefore, considered that the ffl is acceptable.
- Having regard to the sworn declaration that the applicant has never previously owned a dwelling and the other information submitted in relation to the applicant's connection to a rural area, it is considered that the applicant qualifies for a rural house.
- Adequate sightlines can be achieved at the proposed site entrance. The proposed effluent treatment system accords with EPA 2009 standards and proposed well is acceptable.

3.2.2. Other Technical Reports

Environmental Health Officer: No objection subject to conditions.

Municipal District Engineer (09.08.2018): No objection subject to conditions.

3.3. Prescribed Bodies

An Taisce (04.09.2018): States that the application must be considered in accordance with the Wicklow County Development Plan, Objective 19 of the National Planning Framework and the Sustainable Rural Housing Guidelines. The

assessment must consider the location of the development within an Area of Outstanding Natural Beauty. The proposed effluent system must comply with the EU Groundwater Directive.

3.4. Third Party Observations

3.4.1 One third party observation. Issues raised are similar to those in the third party appeal and relate to the impact of the development on the landscape and the need to remove hedgerows to facilitate adequate sightlines.

4.0 Planning History

4.1 There is no planning history pertaining to the site.

Site to the North West

Planning Authority Reference 17/1466

4.2 Application by the same applicant Mr. Kevin Begley, for a dwelling, garage, well and wastewater system was withdrawn following a recommendation for refusal. The reasons for refusal detailed in the Planning Authority's Planner's Report related to visual impact and traffic.

Site to the South West

Planning Authority Reference 18/191/Appeal Reference 301958-18

4.3 Permission refused by the Board in November 2018 for the development of a dwelling, garage, well and effluent system and new entrance. The site is located approximately 200 metres to the south west of the subject site. The reasons for refusal were as follows:

1. *The proposed development would constitute random residential development in a rural area which is under strong development pressure from the Greater Dublin Area, and which is lacking in certain public services and community facilities. It is the policy of the planning authority, as set out in the Wicklow County Development Plan, 2016-2022, to restrict development in rural areas to serve the needs of certain defined categories of person, including those engaged in agriculture or with strong ties to the area. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan or as set out*

in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development would conflict with the policy Objective HD23 of the Development Plan, 2016–2022, would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. *The site of the proposed development is located on lands designated as part of an Area of Outstanding Natural Beauty in the Wicklow County Development Plan, 2016-2022, where it is the policy of the planning authority to control development in an order to protect the amenities and assets of the landscape. Policy Objective HD50 of the Development Plan, requires that any application for development within a designated Area of Outstanding Natural Beauty is accompanied by a Landscape/Visual Impact Assessment. Having regard to the topography of the site and surrounding landscape and the absence of a visual impact assessment, it is considered that the proposed development would appear particularly visible and prominent on the landscape and would interfere with the character of the landscape which is necessary to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

5.0 Policy and Context

5.1. Development Plan

5.2. Development Plan

- 5.2.1 The operative development plan is Wicklow County Development Plan 2016-2022. Relevant policies include:

Section 4.3.6: Relates to the *Design of New Developments* and it is stated that all new housing including rural housing shall achieve the highest quality of layout and design.

Appendix 2: Sets out guidelines regarding single rural house design.

5.2.2 The Plan sets out 10 levels of settlement and the subject site is located in Level 10 – The Rural Area. It is stated in the plan regarding Level 10 areas that:

“Development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area. Protection of the environmental and ecological quality of the rural area is of paramount importance and as such particular attention should be focussed on ensuring that the scenic value, heritage value and/or environmental/ecological/conservation quality of the area is protected.”

Policy HD23: *Residential development will be considered in the open countryside only when it is for those with a definable social or economic need to live in the open countryside.*

Housing in the Open Countryside Policy HD23: 16 criteria are set out which relate to the circumstances that will be considered regarding residential development in the countryside. The most relevant are:

“1. A permanent native resident seeking to build a house for his/her own family and not as speculation. A permanent native resident shall be a person who has resided in a rural area in County Wicklow for at least 10 years in total including permanent native residents of levels 8 and 9 or resided in the rural area for at least 10 years in total prior to the application for planning permission.

2. A son or daughter of a permanent native resident of a rural area, who can demonstrate a definable social or economic need to live in the area in which the proposal relates and not as speculation.

7. A person whose principal occupation is in a rural resource based activity (i.e. agriculture, forestry, mariculture, agri-tourism etc.) can demonstrate a need to live in a rural area in order to carry out their occupation. The Planning Authority will strictly require any applicant to show that there is a particular aspect or characteristic of their employment that requires them to live in that rural area, as opposed to a local settlement.

Appendix 5: Landscape Assessment: The subject site is located in an Area of Outstanding Natural Beauty (Mountain Uplands).

Policy NH50: *Any application for permission in the AONB which may have the potential to significantly adversely impact the landscape area shall be accompanied by a Landscape / Visual Impact Assessment, which shall include, inter alia, an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape, a series of photos or photomontages of the site development from clearly identified vantage points, an evaluation of impacts on any listed views prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility). The Assessment shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.*

5.3. Sustainable Rural Housing Development Guidelines

5.3.1 The guidelines require a distinction to be made between 'Urban Generated' and 'Rural Generated' housing need. A number of rural area typologies are identified including rural areas under strong urban influence which are defined as those with proximity to the immediate environs or close commuting catchment of large cities and towns. Examples are given of the types of circumstances for which 'Rural Generated Housing Need' might apply. These include 'persons who are an intrinsic part of the rural community' and 'persons working full time or part time in rural areas'. It states that the first category includes sons and daughters of families living in rural areas who have grown up in rural areas and are seeking to build their first home near their family place of residence. With regard to persons working in rural areas it states:

"Such circumstances will normally encompass persons involved in full time farming, forestry, inland waterway or marine related occupations as well as part time occupations where the predominant occupations is framing/natural resource related."

5.3.2 The subject site is located within an 'Area under Strong Urban Influence' as identified in Map 1: Indicative Outline of the NSS rural areas types in the DOEHLG Sustainable Rural Housing Guidelines for Planning Authorities, 2005. The Guidelines note that in these areas the objective should be on the one hand to facilitate the housing requirements of the rural community as identified by the planning authority

in the light of local conditions while on the other hand directing urban generated development to areas zoned for new housing development in cities, towns and villages in the area of the development plan.

5.4 National Planning Framework – Project Ireland 2040, DoHP&LG 2018

5.4.1 National Policy Objective 19 refers to the necessity to demonstrate a functional economic or social requirement for housing need in areas under urban influence, i.e. the commuter catchment of cities and large towns and centres of employment. This will also be subject to siting and design considerations.

5.5 Natural Heritage Designations

5.5.1 The nearest Natura 2000 site is the Vale of Clara (Rathdrum Wood) SAC located c. 2.4km to the north east of the site.

5.6 EIA Screening

5.6.1 Having regard to nature of the development comprising a one off rural dwelling there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1 Grounds of Appeal

- Notes that planning permission for a one off dwelling was refused permission by the Board on an adjacent site – Planning Authority Reference 18/191. Appeal Reference 301958-18.
- Request that the Board is satisfied that the applicant meets the requirements of Objective HD23 as set out in the Wicklow County Development Plan.
- Notes that the subject site and that refused by the Board are separated by just one field and both are located in an Area of Outstanding Natural Beauty. Policy

Objective HD50 of the Development Plan requires that a Landscape and Visual Impact Assessment accompany applications within an AONB and no such assessment was prepared in the case of the subject application.

- The submitted plans indicate that it will be necessary to make a substantial cut into the natural contour to achieve a flat site on which to build. The development also required the removal of a considerable length of native hedgerow and the setting back of the boundary from the public road. These changes amount to a considerable disruption of the natural environment. The development contravenes the objectives of the Development Plan which seeks to encourage the protection of hedgerows.
- Notes that the applicant previously applied for permission on a different site – application reference 17/1466. The Planning Officer's Report in that case recommended a more sheltered low lying site close to the applicant's parents' house or amongst a cluster of dwellings in the area. The subject site does not meet these criteria.
- It is of concern that two almost adjacent sites have been the subject of planning applications within a short time. Were such applications to be granted piecemeal, the result would be that of strip suburban development along a minor road in the rural landscape in a designated AONB, detracting from its attractiveness.

6.2 Applicant Response

- The appellant relies to a considerable degree on the recent decision of An Bord Pleanála to refuse permission for a dwelling on adjacent lands. The circumstances that were considered by the Board in that instance, are not applicable to the subject application. Note in particular, that unlike the applicant for the adjacent development, the applicant in this instance hails from a rural dwelling located c. 1km from the current site and works on a full time basis in the open countryside as a forester. In this regard, the earlier appeal decision should not be used as a ground for refusing permission in this particular case. The applicant has been judged twice by the Council to comply with the rural housing policy. The appellant has not provided any additional or different

information on the applicant's social characteristics, specifically in relation to his place of origin, or his employment in this local area.

- Refers to National Planning Policy including the NPF and the Sustainable Rural Housing Guidelines as well as the policy objectives of the Wicklow County Development Plan 2016. States that planning policy plainly allows persons who work in a particular part of the countryside and individuals who are native to a particular rural area to live in that locality, in the vicinity of their workplace and close by the community with whom they have social and/or economic ties. It is considered that the applicant is eligible for a house for social reasons.
- Note that no objection to the access arrangements to the site have been raised by the Area Engineer. The amended design submitted at Further Information stage was deemed acceptable by the Planning Authority. The Environmental Health Officer has raised no objections to the proposed waste water treatment system.
- Consider that the Board's primary concern with respect to the proposal under appeal reference 301958-18 was largely based on the fact that the appellant in that case had not shown that the development would have been satisfactorily assimilated into the local landscape.
- Submit that the subject site is not especially scenic and that it is difficult to conclude on the basis of the mapping in the Development Plan, that the site is actually located within an Area of Outstanding Natural Beauty. Consider the site is located outside the protected area and is in fact located within the South East Mountain Lowlands.
- The proposed dwelling is single storey and would exhibit a low profile appearance. Every effort has been made to minimise the impact of the development on the lands. Considers that mature bank of trees located opposite the site would largely screen the site when viewed from lands to the eastern/south eastern side of the L6124. States that only the uppermost section of the dwelling would be visible from the L6124. Notes that landscaping as required by condition 13 of the Local Authority's decision will further mitigate visual impact.

- Submits that changes in land levels, existing natural vegetation and intervening distance will ensure the dwelling is not visible in the general area. Due to the fact that the terrain in the immediate area falls to the south west of the subject site, with the intervening holdings containing hedgerows of varying dimensions, it is not considered that the new house would comprise a prominent addition within medium range views and would have a minimal impact in long range views.
- The proposed building, apart from having a minimal impact is both necessary and desirable to meet the applicant's genuine need for local accommodation and the visual impact of this development is thus acceptable.
- With reference to the application proposed under Planning Authority Reference 17/1466, notes that this was a more elevated and exposed site than the present appeal site and is not, therefore, considered comparable. Considers that an adequate landscape and visual impact assessment has been submitted with the appeal response.
- States that the degree to which the terrain of the site is to be altered to facilitate the development is within the bounds of normal tolerance on sloping sites. Suggests that a condition could be imposed to relocate the house towards the front boundary which would further reduce the degree to which on site ground levels would be affected. Considers that the extent of hedgerow to be removed to facilitate sightlines is acceptable. Note that adequate sightlines can be achieved with minimal interference of hedgerows.

6.3 Planning Authority Response

- No response received.

6.4 Observations

- No observations submitted.

6.5 Further Responses

Mary Mooney (30.01.2019)

- Notes that the two sites subject of applications under reg. refs. 18/191 and 18/873 are owned by the same landowner and in both cases, the planning application documents stated that the landowner is gifting the sites to the applicants.
- States that it was prudent to make the appeal to the Board to establish whether the requirements of Policy Objective HD23 are being properly met and to ensure that an expert independent evaluation of the characteristics of the chosen site takes place to determine the impact on the landscape heritage.
- Ballintombay area is designated as an Area of Outstanding Natural Beauty. This has been a consistent finding of successive planning officers responding to the previous applications for the site relating to application reference 18/191.
- There is no rationale to support the assertion of the applicant that a dwelling within an existing cluster would not be preferable to housing dispersed in the countryside.
- Whilst the applicant seeks to argue that there are no similarities between the two applications, the sites are only 200 metres apart and both are within a designated Area of Outstanding Natural Beauty. Considers that the settlement of Greenane would be a more appropriate location for the development.

7.0 Assessment

7.1 Introduction

7.1.1 The proposed development comprises the construction of a one off rural dwelling. I note that no objection to the proposed access arrangements to the site were raised by either the Planning Authority or the appellant. The public road adjacent to the appeal site is a tertiary rural road and is lightly trafficked. The applicant has demonstrated that adequate sightlines can be achieved. I am satisfied that the proposed vehicular entrance is acceptable in terms of traffic safety.

7.1.2 In relation to waste water treatment, the submitted Site Characteristic Form states that the recorded T-value is 5.03. The E.P.A. publication, Code of Practice, Wastewater Treatment and Disposal Systems Serving Single Houses, 2009, advises that a T value between 3 and 50 implies that the site is suitable for development of a septic tank or a secondary treatment system. No objection to the development has been raised by the Environmental Health Officer on the basis of public health.

7.1.3 The main issues to consider, therefore, in this appeal are those raised in the grounds of appeal and it is considered that no other substantive issues arise. Appropriate Assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Compliance with Rural Housing Policy.
- Design and Visual Impact.
- Appropriate Assessment.

7.2 Compliance with Rural Housing Policy

7.2.1 The current settlement strategy for Co. Wicklow is clearly set out in the County Development Plan (2016-2022) and summarised in section 5.1 above. The subject site is located within the open countryside (Level 10) where restrictions apply to new rural housing development. The subject site is located in close proximity to the settlement of Rathdrum. This is designated as a Level 5 Small Growth Town in the settlement hierarchy. With regard to Level 5 towns, the plan notes that these towns should be prioritised as attractors for local indigenous growth and investment. In this context, it is considered that the subject site is located within an Area Under Strong Urban Pressure where the policy framework including that set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” actively seeks to direct pressure for new residential development to the nearby established settlements.

7.2.2 To support his case for a rural dwelling the applicant has submitted the following documentation

- Birth certificate indicating the applicant’s father’s address as Ballinderry which is an adjacent townland to the subject site.

- Baptism certificate stating that the applicant was baptised in the parish of Greenane.
- A site location map indicating the applicant's family home as well as the location of relative's dwellings (primarily cousins) in the vicinity.
- Correspondence from Rathdrum National School stating that the applicant attended there between 1995 and 2003 and letter from Avondale Community College stating that he attended there between 2003 and 2009 and that his home address is Ballinderry.
- A letter from Gorey Credit Union stating that the applicant has been a member since 1992 and his home address in Ballinderry.
- Correspondence from Bank of Ireland and Revenue Commissioners indicating the applicants address is Balinderry
- Letter from Eamon Cullen stating that the applicant was in his employment between 2007 and 2011 and letter from David Collins stating he was employed as an agricultural contractor between 2012 and 2015.
- Correspondence from Roundwood Timber Ltd. stating that the applicant has been employed with them for the past 3 years as a forest machine operator, working throughout the forests of Wicklow.
- A letter from revenue stating that the applicant has never been in receipt of Mortgage Interest Relief.
- An affidavit from the applicant stating that he has never had any legal or beneficial interest in any land or property.

7.2.3 In addition the applicant has submitted a personal statement which notes the following key points:

- Applicant resides in Ballinderry and the subject site has been gifted to him by a neighbour.
- States that his brother is autistic and has intellectual difficulties and requires full time care. He, therefore, wishes to reside in the area so that he can help care for his brother. Hopes that his brother will ultimately live with him.
- Notes that he has worked locally with agricultural contractors.

- States that he is involved in the Ballinacor Community Project.
- His family have roots in the area for generations.

7.2.4 The current county plan sets out specific guidance regarding the criteria for those seeking to build in the rural area, within which the subject site is located. It specified that they must be a permanent native resident who has resided in a rural area in County Wicklow for at least 10 years in total prior to the application for planning permission. It is also stated that development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area.

7.2.5 In terms of economic need, the evidence on file indicates that the applicant is currently employed with Roundwood Timber Ltd. as a forestry machine operator. It is specifically stated in the correspondence that he works throughout the forests of Wicklow. There is nothing to suggest that the applicant has a need to reside in Ballintombay in order to carry out this particular work. It is a requirement of the current County Development Plan that where a house is sought on the basis that the applicants occupation in a rural resource based activity, it must be demonstrated that there is a particular aspect or characteristic to their work that requires them to live in the rural area. I am not satisfied that the applicant has indicated any such requirement that would necessitate them to resident at this location as opposed to a local settlement.

7.2.6 In terms of social need, the applicant has provided school records which indicate that he has resided in this area for a period of 10 years. There is also recent correspondence from Bank of Ireland and the Revenue Commissioners outlining that his address is Ballinderry. The Sustainable Rural Housing Guidelines outlines examples of where rural generated housing need might apply, including sons and daughters of families living in rural areas who have grown up in rural areas and are seeking to build their first home near their family place of residence. However, in areas under strong urban pressure, the Guidelines also actively seek to direct pressure for new residential development to the nearby established settlements.

7.2.7 In this instance the subject site is located in very close proximity to Rathdrum, a level 5 settlement. Whilst the applicant has demonstrated social ties in the area, other than a desire to reside in close proximity to the familial home, I not satisfied that the

applicant has a demonstrable social need or requirement to reside in this rural area having regard to a designated urban settlement in such close proximity.

7.3 Design and Visual Impact

7.3.1 The appeal site is located within an area designated 'Mountain Uplands - Area Outstanding Natural Beauty'. The County Development Plan refers to a key characteristic of this area is '*mountainous topography with U-shaped valleys, lakes and glacial topography*'. I note that the applicant contests that the subject site is subject to the AONB designation. It is confirmed however, in the Planning Authority Planner's Report that the site is subject to this designation.

7.3.2 Concerns have been raised by the appellant regarding the potential visual impact of the development. Reference is made to the decision of the Board in relation to an adjacent site which was refused on the basis of visual impact and adverse impacts on the character of the landscape. In response, the applicant has set out that the design of the development is modest and a photographic study is submitted to demonstrate that the development will have no adverse visual impacts.

7.3.3 The design of the proposed dwelling was substantially modified at Further Information Stage. The design was simplified and overall height reduced. The siting of the dwelling was also amended. Notwithstanding these amendments, I would still have concerns regarding the visual impact of the development.

7.3.4 The site has a sloping topography and rises upwards from the public road. The proposed house will clearly be visible from the public road due to the elevated position of the site and will be located 3.2m above the road level. It is proposed to cut into to the slope in order to facilitate the development which necessitates a high retaining wall to the rear of the garage structure as well has a high mounded bank with planting and wall to the rear of the house. Further screening mounds are proposed to the front and eastern side of the dwelling in an effort to mitigate its impact. The development will however, irrevocably alter the character of the site. In addition, the development will necessitate the removal of a significant amount of the existing roadside hedgerow to facilitate an access and appropriate sightlines for the dwelling. Notwithstanding the assessment submitted by the applicant, I consider that the development would have a significant adverse visual impact on this sensitive landscape and would set an undesirable precedent.

7.4 Appropriate Assessment

7.4.1 Having regard to the nature and scale of the proposed development and the distance to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

8.1 It is recommended that permission be refused permission for the reasons set out below.

9.0 Reasons and Considerations

1. The site of the proposed development is located within an “Area Under Strong Urban Influence” as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the subject site is located in an area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding the provisions of the current Wicklow County Development Plan 2016-2022, and would, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located on lands designated as part of an Area of Outstanding Natural Beauty in the Wicklow County Development

Plan, 2016-2022, where it is the policy of the planning authority to control development in an order to protect the amenities and assets of the landscape and to maintain the scenic values and existing character of the area. Having regard to the topography of the site and surrounding landscape, it is considered that the proposed development would appear particularly visible and prominent on the landscape and would interfere with the character of the landscape which is necessary to preserve. The development would detract to an unacceptable degree from the rural character and scenic amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Erika Casey
Senior Planning Inspector

21st February 2019