



An
Bord
Pleanála

Inspector's Report 306214-19

Development	Single-storey dwelling house, detached domestic garage, septic tank & all associated site development works
Location	Glenleary, Ramelton, Co. Donegal
Planning Authority	Donegal County Council
Planning Authority Reg. Ref.	19/51498
Applicant(s)	Kevin Murray
Type of Application	Permission
Planning Authority Decision	Grant permission subject to conditions
Type of Appeal	Third Party
Appellant(s)	Christopher and Sonyia McCleane
Observer(s)	None
Date of Site Inspection	19 th February 2020
Inspector	Louise Treacy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 0.2566 ha and is located in the rural townland of Gleneary, approximately 2.5 km to the south of the settlement of Ramelton, Co. Donegal. The site is generally rectangular in shape and is located at the end of a spur road which extends to the east of local road L-5812-1 travelling south towards Ardglass. The sight lines at the junction of the spur road and the L-5812-1 are constrained in a north-westerly direction.
- 1.2. The spur road has a dog-leg configuration and provides access to 4 no. existing detached dwellings and Gleneary Riding School. The road is substandard in nature and width on the immediate approach to the subject site, allowing for one-way traffic only. The roadway extends in a south-easterly direction beyond the subject site but is overgrown and unsuitable for vehicular traffic.
- 1.3. The site is agricultural in nature and slopes gently upwards in a southerly direction. Ponding was noted on the north-eastern part of the land at the time of the inspection. The roadside boundary is characterised by 2 no. agricultural gates and a low stone wall with post and rail fencing. Gleneary Riding School adjoins the western boundary of the site, with remaining site boundaries being undefined.

2.0 Proposed Development

- 2.1. The proposed development comprises a single-storey dwelling house, detached domestic garage, septic tank and all associated site development works.
- 2.2. The dwelling is positioned on the southern portion of the site and has a floor area of 174 m² and an overall height of 6.825 m. The detached garage structure is located at the northern end of the site adjacent to the entrance and has a floor area of 28 m², with an overall height of 4.37 m.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Grant Permission subject to 14 no. conditions issued on 21st November 2019.

- 3.1.2. Condition no. 2 restricts the occupancy of the dwelling for a period of 7 years.
- 3.1.3. Condition no. 7 requires permanent visibility splays to be provided at the site entrance.
- 3.1.4. All other conditions are generally standard in nature.

3.2. **Planning Authority Reports (14th November 2019)**

3.2.1. **Planning Reports**

- 3.2.2. Basis of Planning Authority's decision.
- 3.2.3. Donegal County Council's Planning Officer considered that the previous refusal of permission on subject site relating to housing need had been overcome, thus enabling the favourable consideration of the application.

3.2.4. **Other Technical Reports**

- 3.2.5. **Roads and Transportation Planning Department:** No objection subject to conditions.
- 3.2.6. **Environmental Health Department:** No objection subject to conditions.

3.3. **Prescribed Bodies**

- 3.3.1. **Irish Water:** No objection subject to conditions.

3.4. **Third Party Observations**

- 3.4.1. Two third party objections were received on this application from: (1) Laura Mannion and Usna Tunney, Gleneary Farm Cottage, Ramelton, Co. Donegal, and (2) Christopher and Sonyia McCleane, Glenleary House, Ramelton, Co. Donegal (appellants).
- 3.4.2. The grounds of objection can be summarised as follows: (1) overdevelopment of a single landholding; (2) loss of traditional field boundaries; (3) increased traffic on narrow laneway; (4) visual impact; (5) flooding on site which drains onto the adjoining laneway; (6) upgrades required to the piped water network serving the development; (7) no consideration of alternative site layouts; (8) vehicular access passes through privately owned lands; and, (9) unauthorised works not described in public notices.

4.0 Planning History

4.1. Subject Site

- 4.1.1. **Planning Authority Reg. Ref. 18/51627; ABP Ref. 303411-19:** Planning permission refused on 30th April 2019 for a single-storey dwelling house, detached domestic garage, septic tank and all associated site development works.
- 4.1.2. The Board refused planning permission for 1 no. reason on the basis that the applicant had not demonstrated an economic or social need to live in the rural area.
- 4.1.3. The development which is proposed under the current appeal case is identical to this earlier application.

4.2. Adjoining Lands to North and West

- 4.2.1. **Planning Authority Reg. Ref. 13/50339; ABP Ref. PL05E.242010:** Planning permission granted on 4th October 2013 for two-storey residential building for the purposes of short-stay accommodation ancillary to riding stables, with all associated site works and services, sewage treatment system and sand/soil polishing filter.
- 4.2.2. The duration of this permission was extended to 3rd October 2023 under Planning Authority Reg. Ref. 17/51616.
- 4.2.3. **Planning Authority Reg. Ref. 13/50340; ABP Ref. PL05E.242002:** Planning permission granted on 4th October 2013 for the construction of an indoor sand arena with ancillary stables, feed store, horse jump store, office, boot/hat room, coffee/tea room, w.c. and store and all associated site works, services yard area and parking facilities; decommissioning of existing sept tank and installation of replacement sewage treatment system and sand/soil polishing filter.
- 4.2.4. The duration of this permission was extended to 3rd October 2023 under Planning Authority Reg. Ref. 17/51616.

5.0 Policy and Context

5.1. National Planning Framework (NPF)

- 5.1.1. In planning for the development of the countryside, the NPF acknowledges that there is a need to differentiate between demand for housing in areas under urban influence and elsewhere, as per the following objective:

5.1.2. **National Objective 19:** Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.2. **Sustainable Rural Housing Guidelines for Planning Authorities (2005)**

5.2.1. The Guidelines confirm development plans should identify the location and extent of rural area types as identified in the NSS (now superseded by the NPF). These include: (i) **rural areas under strong urban influence** (close to large cities and towns, rapidly rising population, pressure for housing and infrastructure); (ii) **stronger rural areas** (stable population levels within a well-developed town and village structure and in the wider rural area; strong agricultural economic base and relatively low level of individual housing development activity); (iii) **structurally weaker rural areas** (persistent and significant population decline and weaker economic structure); and, (iv) **areas with clustered settlement patterns** (generally associated with counties of the western seaboard).

5.2.2. Development Plans must tailor policies that respond to the different housing requirements of urban and rural communities and the varying characteristics of rural areas.

5.3. **Donegal County Development Plan 2018-2024**

5.4. **Rural Housing**

5.4.1. The application site is located within a Stronger Rural Area. The development plan policies and objectives which apply to the development of a rural dwelling in such areas are identified below.

5.4.2. **Rural Housing Objectives**

5.4.3. **RH-O-1:** To distribute the projected need for housing units in the rural area in line with the Core Strategy.

5.4.4. **RH-O-2:** To support a balanced approach to rural areas to retain vibrancy and ensure the sustainability of established rural communities while having proper regard to environmental considerations

5.4.5. **RH-O-3:** To ensure that new residential development in rural areas provides for genuine rural need.

5.4.6. **RH-O-5:** To promote rural housing that is located, designed and constructed in a manner that is sustainable and does not detract from the character or quality of the receiving landscape having particular regard to the Landscape Classifications illustrated on Map 7.1.1 and contained within Chapter 7 of this Plan.

5.4.7. **Rural Housing Policies**

5.4.8. **RH-P-1:** The following requirements apply to all proposals for rural housing:

(1) Proposals shall be subject to the application of Best Practice in relation to the siting, location and design of rural housing as set out in Appendix 4 and shall comply with Policy RH-P-2;

(2) Proposals shall be sited and designed in a manner that enables the development to assimilate into the receiving landscape and that is sensitive to the integrity and character of rural areas. Proposals shall also be located so as not to adversely impact on Natura 2000 sites or other designated habitats of conservation importance, prospects or views, including views covered by Policy NH-P-17;

(3) Any proposed dwelling, either by itself or cumulatively with other existing and/or approved development, shall not negatively impact on protected areas defined by the North Western International River Basin District Plan;

(4) Site access/egress shall be configured in a manner that does not constitute a hazard to road users or significantly scar the landscape, and shall have regard to Policy T-P15;

(5) Any proposal which does not connect to a public sewer or drain shall provide for the safe and efficient disposal of effluent and surface waters in a manner that does not pose a risk to public health and accords with Environmental Protection Agency codes of practice;

(6) Proposals shall be subject to the flood risk management policies of the Plan;

(7) In the event of a grant of permission the Council will attach an occupancy condition which may require the completion of a legal agreement under S. 47 of the Planning and Development Act 2000 (as amended).

5.4.9. **RH-P-2:** It is a policy of the Council to consider proposals for a new rural dwelling which meets a demonstrated need provided the development is of an appropriate quality design, integrates successfully into the landscape, and does not cause a detrimental change to, or further erode the rural character of the area. In considering the acceptability of a proposal the Council will be guided by the following considerations:

(1) A proposed dwelling shall avoid the creation or expansion of a suburban pattern of development in the rural area;

(2) A proposed dwelling shall not create or add to ribbon development;

(3) A proposed dwelling shall not result in a development which by its positioning, siting or location would be detrimental to the amenity of the area or of other rural dwellers or would constitute haphazard development;

(4) A proposed dwelling will be unacceptable where it is prominent in the landscape; and shall have regard to Policy T-P-15;

(5) A proposed new dwelling will be unacceptable where it fails to blend with the landform, existing trees or vegetation, buildings, slopes or other natural features which can help its integration. Proposals for development involving extensive or significant excavation or infilling will not normally be favourably considered nor will proposals that result in the removal of trees or wooded areas beyond that necessary to accommodate the development.

5.4.10. **RH-P-3 Stronger Rural Areas:** It is a policy of the Council to consider proposals from prospective applicants in need of housing within an area defined as Stronger Rural Area, provided they demonstrate that they can comply with all other relevant policies of this Plan, including RH-P-1 and RH-P2, where the applicant can demonstrate that they comply with one or more of the following:

- Persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base, for example, those working in agriculture, forestry, horticulture etc.;
- Persons with a vital link to the rural area by reason of having lived in this community for a substantial period of their lives (7 years minimum), or by the existence in the rural area of long established ties (7 years minimum) with immediate family members, or by reason of providing care to a person who is an existing resident (7 years minimum);
- Persons who, for exceptional health circumstances, can demonstrate a genuine need to reside in a particular rural location.

This policy shall not apply where an individual has already had the benefit of a permission for a dwelling on another site, unless exceptional circumstances can be demonstrated. An exceptional circumstance would include, but would not be limited to, situations where the applicant has sold a previously permitted, constructed and occupied dwelling, to an individual who fulfils the bonafides requirements of that permission. New holiday home development will not be permitted in these areas.

5.4.11. 'Building a House in Rural Donegal: A Location, Siting and Design Guide' forms Appendix 4 of the Plan and includes technical and development management guidance for rural housing.

5.5. **Landscape**

5.5.1. Map 7.1.1 of the development plan confirms that the site is located in an Area of High Scenic Amenity.

5.5.2. **Natural Heritage Policies**

5.5.3. **NH-P-1:** It is a policy of the Council to ensure that development proposals do not damage or destroy any sites of international or national importance, designated for their wildlife/habitat significance in accordance with European and National

legislation including: SACs, Special SPAs, NHAs, Ramsar Sites and Statutory Nature Reserves.

- 5.5.4. **NH-P-7:** Within areas of 'High Scenic Amenity' (HSC) and 'Moderate Scenic Amenity' (MSC) as identified on Map 7.1.1: 'Scenic Amenity', and subject to the other objectives and policies of this Plan, it is the policy of the Council to facilitate development of a nature, location and scale that allows the development to integrate within and reflect the character and amenity designation of the landscape.
- 5.5.5. **NH-P-9:** It is the policy of the Council to manage the local landscape and natural environment, including the seascape, by ensuring any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.
- 5.5.6. **NH-P-13:** It is a policy of the Council to protect, conserve and manage landscapes having regard to the nature of the proposed development and the degree to which it can be accommodated into the receiving landscape. In this regard the proposal must be considered in the context of the landscape classifications, and views and prospects contained within this Plan and as illustrated on Map 7.1.1: 'Scenic Amenity'.

5.6. Natural Heritage Designations

- 5.6.1. The subject site is located 2.6 km to the south of Leannan River SAC and 1.7 km to the north-west of Lough Swilly SAC and Lough Swilly SPA.

5.7. EIA Screening

- 5.7.1. Having regard to the nature and scale of the proposed development, comprising 1 no. residential dwelling, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environment 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

6.1.1. A third-party appeal has been lodged by Joe Bonner Town Planning Consultant on behalf of Christopher and Sonyia McCleane, the grounds of which can be summarised as follows:

- Insufficient information has been provided on the planning file to render the circumstances of the applicant sufficiently materially different to those of the previous applicant under ABP Ref. 303411-19;
- The planning assessment of Donegal County Council gave no consideration to the cumulative impact of all existing and proposed dwellings in this rural area, which will add to the amount of surface water runoff and increase the potential for local flooding events;
- No appropriate assessment screening has been undertaken;
- The applicant resides on the edge of Ramelton village and such, in the interests of sustainable development, should chose a site closer to this settlement;
- The Planning Authority did not ask the applicant to prove a demonstrable economic or social need to live in this area;
- Significant development pressures are evident in this area and An Bord Pleanála has refused a number of recent applications for one-off houses close to Letterkenny Town (ABP Refs: 302932-18; 302685-18; 301802-18; 301439-18). The same considerations apply in this case, which should also be refused planning permission.

6.1.2. The appeal is accompanied by a copy of the appellant's third-party submission to the planning authority and a copy of the third-party appeal lodged in relation to the previous application on the site (ABP Ref. 303411-19).

6.2. Applicant Response

6.2.1. A response was received from Cullinane Steele Architects on behalf of the applicant on 24th January 2020, which can be summarised as follows:

- The access road to the subject site is a public road as confirmed by the Executive Engineer of Donegal County Council. The road has ample width to cater for the limited additional traffic arising on foot of the proposed development;
- Traffic congestion arising on the access road associated with the adjoining stables has little impact on the capacity of the minor public road serving the proposed development, with an average of 4-5 cars parked near the stable entrance;
- Minor works will be required to achieve sight lines at the entrance, with no impacts arising to existing mature trees;
- The applicant has a strong connection with the rural community, having lived at Whiteleas during his later childhood years through to adulthood and has been seeking to acquire a site in his local rural community for a substantial period of time;
- The site is an ideal location for a new dwelling, being secluded with substantial planting, and will be easily assimilated into the existing cluster pattern of houses in the immediate vicinity;
- Localised ponding of surface water run-off occurs in the corner of the field during times of significant heavy rainfall. The proposed drainage arrangements will ensure all surface water from the development is collected and discharged to an open ditch to the south-east;
- Water supply is through a new connection within the overall landholding of the landowner, with no objections in relation to same raised by Irish Water;
- Enforcement investigations in relation to alleged unauthorised works have been concluded by the planning authority.

6.2.2. The appeal response is accompanied by a copy of the Roads and Transportation Planning report of Donegal County Council, a letter of support from Cllr. Ian

McGarvey, a statement of housing need as prepared by the applicant including proof of current address, photographs demonstrating the visual impact of the development and a map of the applicant's current place of residence.

6.3. Planning Authority Response (20th January 2020)

6.3.1. The Planning Authority wishes to rely on the content of the Planning Officer's report dated 14th November 2019.

6.4. Observations

6.4.1. None.

7.0 Assessment

7.1. I am satisfied that the main issues for consideration in this case include:

- Rural Housing Need
- Site Access
- Flooding
- Visual Impact
- Wastewater Treatment
- Appropriate Assessment

7.2. Each of these issues is addressed in turn below.

7.3. Rural Housing Need

7.3.1. The applicant's Supplementary Rural Housing Form is accompanied by a letter of support from Cllr. Ian McGarvey of Donegal County Council who submits that the applicant is known to him and complies with policy RH-P-3 of the development plan. A map of the applicant's place of residence is included, which is located 3.9km (2.46 km direct) to the north-west of the subject site at Whiteleas, Ramelton.

7.3.2. The applicant's appeal response includes a detailed statement of housing need. The applicant has resided in Whiteleas since he was 7 years old and has been seeking a site in the vicinity of his home, but difficulties have arisen due to a lack of availability.

The applicant submits that there are distinct cultural differences between rural and urban dwellers and that he is seeking to build in a rural area near his home where he has a strong emotional connection. The applicant confirms that he is employed by a building contractor, with the majority of his work being local and rurally based. The applicant also acknowledges that he works further afield across the county in both urban and rural settings.

- 7.3.3. Policy RH-P-3 relates specifically to the development of rural dwellings in Stronger Rural Areas. In summary, the Council will consider proposals from prospective applicants in need of housing provided they comply with all relevant development plan policies, including RH-P-1 and RH-P-2, and where they comply with one or more of the following criteria: (1) their employment is rurally based with a need to live in the locality of that employment base, (2) persons with a vital link to the rural area by reason of having lived in the community for a period of a least 7 years, or (3) persons who have exceptional health circumstances which require them to live in a particular rural area.
- 7.3.4. Having considered all of the information which has been submitted in relation to this issue, in my opinion, the applicant does not satisfy criterion no. 2 above, given that his existing place of residence is in the community of Whiteleas, less than 1 km from the settlement of Ramelton and 3.9km from the rural community of Glenleary. No further substantive information has been provided to demonstrate the applicant's links to this particular rural area. On the basis of the foregoing, I consider that the applicant does not comply with policy RH-P-3 of the development plan and that planning permission should be refused in this instance.

7.4. Site Access

- 7.4.1. The appellant's raise concerns in relation to congestion on the local access road serving the subject site and the substandard nature and condition of the road. It is submitted that the proposed development would constitute a traffic hazard.
- 7.4.2. While I note that the Roads and Transportation Planning Department of Donegal County Council had no objection to the proposed development subject to conditions, in my opinion, the configuration and condition of the local access extending between the L-5812-1 and the application site, is such that further development should not be permitted at this location.

- 7.4.3. The access road has a dog-leg configuration and extends in a north-easterly direction from the junction with the L-51812-1 for approx. 144 m before turning sharply in a south-easterly direction for approx. 76 m. Visibility is restricted at this junction when travelling towards the subject site. The road facilitates one-way traffic only on the approach to the site and becomes impassable immediately beyond the site entrance. At the time of my inspection, the south-eastern section of the road was unevenly surfaced and poorly maintained, with large potholes and surface water ponding. The restricted width of the road also required the undertaking of vehicular turning movements in the driveway of the neighbouring property, although it is acknowledged that this would be improved by the proposed setting back of the site entrance as illustrated on the Site Plan (drawing no. 1826/PL-02).
- 7.4.4. In my opinion, the local access road is substandard in width and condition and is unsuitable to accommodate a further intensification of development at this location, having regard to the number of rural dwellings which have already been permitted and the additional development which is permitted but not yet implemented on the adjoining stables site.
- 7.4.5. I have further concerns in relation to the sight lines at the junction of the local access road and the L-51812-1. At the time of my inspection, I noted the sight lines to be significantly constrained in a north-westerly direction. In this regard, I note that the Board's Planning Inspector expressed similar reservations in relation to the visibility at this junction in the assessment of the earlier application on the subject site (ABP Ref. 303411-19).
- 7.4.6. Thus, in my opinion, having regard to the substandard width and condition of the local access road, the pattern of existing and permitted developments at this location and the inadequate sight lines at the junction with the L-51812-1, I consider that the proposed development would be unacceptable on the basis of traffic safety and that planning permission should be refused on this basis.
- 7.4.7. The appellants also submit that the local access road is privately owned and that the applicant does not have consent to utilise same. In response to the foregoing, the applicant's agent submits that Donegal County Council has confirmed that the local access road is a public road.

7.4.8. I note that the applicant's right to traverse this road is a legal matter which is not open for adjudication under this appeal case. In the event the Board decides to grant planning permission in this instance, I draw the Board's attention to S. 34(13) of the Planning and Development Act, 2000 (as amended) which confirms that a person shall not be entitled solely by reason of a permission under this section to carry out any development.

7.5. **Flooding**

7.5.1. The appellants submit that the planning authority gave no consideration to the cumulative impact of the existing and proposed developments in this rural area, which will increase surface water runoff and the potential for local flooding events. The appellant's submission includes photographs of ponding on the adjoining field to the north of the site and on the vehicular laneway.

7.5.2. It is proposed to install a 300mm diameter surface water drain on the subject site to address surface water drainage. This drain will in turn discharge to an open drain to the south-east of the site. The applicant's agent submits that these arrangements will alleviate any potential rainwater run-off from the site, rather than contribute to it. In my opinion, this approach is acceptable. I further note the recommendations of the Roads and Transportation Planning Department to prevent surface water discharge onto the public road in the event the Board decides to grant planning permission in this instance (condition nos. 4, 5 and 6 of the planning authority's Notification of the Decision to Grant Permission refer).

7.6. **Visual Impact**

7.6.1. The appellants submit that the proposed development would be visually overbearing at this location, having regard to the 1-2 m level difference which arises between the site and adjacent properties.

7.6.2. In considering the foregoing, I note that the site is located within an Area of High Scenic Amenity. Policy NH-P-7 of the development plan confirms that, within such areas, the Council will facilitate development of a nature, location and scale that allows the development to integrate within and reflect the character and amenity designation of the landscape.

7.6.3. In my opinion, the proposed single-storey dwelling is relatively modest in scale, with an overall height of 6.825 m. The dwelling is also proposed to be set-back from the

road on the southern portion of the site, with planting along the northern and eastern boundaries, which will assist in integrating the development into the landscape and screening it in views from neighbouring dwellings. I further note that the permitted 2-storey property (short stay accommodation) on the adjoining site to the north has an overall height of 8.58 m.

- 7.6.4. Thus, having regard to the scale of the proposed development and the pattern of existing and permitted development at this location, I am satisfied that the proposed development would have no undue visual impact on any neighbouring property or on the landscape at this location.

7.7. Wastewater Treatment

- 7.7.1. The applicant's Site Characterisation Form identifies that the subject site is located in an area with a poor-quality underlying aquifer, where the groundwater vulnerability is extreme. The existing land use is described as agricultural grazing with the vegetation predominantly comprising grass with occasional thistles and ferns, which reflects my on-site observations. The trial hole depth was 1.8m, with the soil characterised as clay loam, underlain by gravely clay/silt with gravely silt at the base of the hole. Bedrock or the water table were not encountered. A T-test value of 39.14 was recorded. As such, the EPA Code of Practice for Wastewater Treatment and Disposal Serving Single Houses confirms that the site is suitable for the development of a septic tank system or a secondary treatment system discharging to groundwater.

- 7.7.2. The applicant proposes to install a septic tank, with a standard non-raised percolation area to the north-west of the site. The invert level of the percolation trench will be no more than 1200 mm below the existing ground level. I note that the Environmental Health Department of Donegal County Council had no objection to the proposed development subject to conditions. Based on the information submitted, I am satisfied that wastewater can be dealt with effectively on site and that the proposed development would not be prejudicial to public health.

7.8. Appropriate Assessment

- 7.8.1. Having regard to the minor nature and scale of the development, and the separation distances which arise to the nearest European sites, 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. I recommend that planning permission be refused for the reasons and considerations set out below.

9.0 Reasons and Considerations

- 9.1. Having regard to the location of the site within a Stronger Rural Area as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating social or economic need in accordance with Policy RH-P-3 of the Donegal County Development Plan 2018-2024, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 9.2. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the substandard width, alignment and condition of the local road serving the subject site.

Louise Treacy
Planning Inspector

8th April 2020