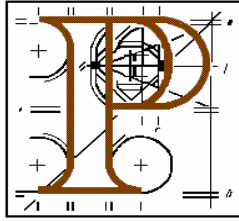


An Bord Pleanála



Board Direction

Ref: 38.237370

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/11.

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

Reasons and Considerations:

A significant extent of the proposed development site is zoned for 'Public/Community/Educational' purposes in the Birr Town and Environs Development Plan, 2010-2016 and Section 6.5.2 of the Plan identifies this area as Land Parcel '4B' which is intended to accommodate any use from the above sector as and when the demand and resources for same come together. Within this area 'Residential' development is 'Not Normally Permitted' as set out in the current development plan for the area. The proposed development would, therefore, materially contravene a development objective set out in the development plan and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 21/03/11
Jane Doyle