

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Birr Town

Planning Register Reference Number: BR/1618

An Bord Pleanála Reference Number: PL 38.237370

APPEAL by John Hoare of Roscrea Road, Birr, County Offaly against the decision made on the 23rd day of July, 2010 by Birr Town Council to refuse permission.

PROPOSED DEVELOPMENT: The erection of new two-storey dwellinghouse, domestic garage/fuel shed and all ancillary site works at Railway Road, Townparks Townland, Birr, County Offaly.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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' in accordance with 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2011.