



Board Direction

Ref: 19.245440

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th, January 2016.

The Board decided to refuse outline permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

1. The planning authority has stated that they consider the proposed development to be in material contravention of Policies SSP-18 and SSP-19 of the current Offaly County Development Plan. The Board pursuant to the provisions of section 37 (2)(b) of the Planning and Development Act, 2000, is precluded from the granting of planning permission for the proposed development as none of the provisions of section 37 (2)(b) (i), (ii), (iii) or (iv) of the said Act apply in this case. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located within an Area of Special Control where policies SSP-18 and SSP-19 of the Offaly County Development Plan 2014-2020 states that a single dwelling for permanent occupation will only be considered where a number of criteria can be demonstrated, including that the applicant has demonstrated a functional need to reside in the area. It is not considered that the applicant has demonstrated the exceptional circumstances required, with particular regard to the functional need to reside in this particular area. The proposed development is therefore in material contravention of policy objectives SSP-18 and SSP-19 and would thus be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 27th, January 2016

Paddy Keogh