



Board Direction

Ref: 03.245613

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th, January 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

REASONS and CONSIDERATIONS

Under the operative Ennis and Environs Development Plan 2008 – 2014, as varied in November 2011, the site is located in an area identified as Other Settlement Lands, which are not designated as Phase 1 development areas. It is the policy of the planning authority, as set out under Policy SS6 Phase 1 of this Development Plan to concentrate all new multiple residential developments for its lifetime in the designated Phase 1 areas and, conversely, as set out in Policy SS& Other Development Land, to refuse such developments where they would not be located in such areas. The proposed development involves the replacement of a single dwelling with two new dwellings. It is considered, therefore, that the proposed development involving the provision of an additional dwelling on the site would be premature by reference to the order of priority for the development indicated in the Development Plan and would contravene the objectives and policies of the planning authority, as set out in the Development Plan, which are integral to the planning authority's approach to managing the growth of Ennis. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the merits of the planning authority's reason for refusal based on prematurity by reference to the order of priority of development as indicated in the Development Plan. Furthermore, the Board noted that this conclusion was consistent with the precedent established in the recent Board decision under Appeal No. PL 03.245178

Board Member: _____
Paddy Keogh

Date: 12th, February 2016