



Board Direction

Ref: 08.246206

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th, June 2016.

The Board decided (by a majority of 2 :1) 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. Having regard to the scale and layout of the proposed development and the close proximity of the proposed residential development, situated on an elevated site, to the boundaries of established residential properties to the south, it is considered that the proposed development would constitute overdevelopment, would result in overlooking from the residential units of adjoining properties. The proposed development would therefore set an undesirable precedent in the area, would seriously injure the amenities of the property in the vicinity and would therefore be, contrary to the proper planning and sustainable development of the area.
2. The proposed development which provides for residential development on a green field site would be contrary to the National Spatial Strategy, 2002 – 2020, and the Sustainable Residential Development in Urban Areas Guidelines, 2009, where it is the objective to consolidate urban areas and minimise urban sprawl. The proposed development would give rise to the “leap-frogging” of zoned lands closer to the village centre and would also give rise to unsustainable forms of commuting that would be contrary to the National Spatial Strategy which seeks to maximize access to and encourage the use of public transport, cycling and walking in facilitating future development and which also seeks to reinforce the key roles of larger and smaller towns and villages in achieving balanced regional development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 15th, June 2016
Paddy Keogh