



Board Direction

Ref: 26.247533

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, March 2017.

The Board decided (by a majority of 2 : 1) to refuse outline planning permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within the development boundary of Courtown-Riverchapel and serviced lands zoned 'village centre' as defined in the Courtown-Riverchapel Local Area Plan 2015-2021 and to the designation of the site as an 'Opportunity Site' in the same plan, it is considered that the proposed density of development is too low, would be unacceptable in terms of the appropriate and sustainable use of these lands, would be contrary to national policy as set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May 2009 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 outline permission, the Board considered that the proposed low density development was unacceptable in the interests of sustainable development and in terms of effective economic use of land designated as an opportunity site in the Courtown-Riverchapel Local Area Plan 2015-2021 and located within the development boundary of the town.

Board Member: _____
Paddy Keogh

Date: 13th, March 2017