



An
Bord
Pleanála

**Board Direction
PL07.248246.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th September 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site is located within lands zoned as Outer Village Area (Phase 2) and Objective LU 13/ Residential Development Phasing of the Bearna Local Area Plan 2007-2017 refers to the reservation of these lands for the long term growth needs of the town, which would generally not be developable for housing within the lifetime of the LAP, subject to exceptions. It has not been demonstrated that Phase 1 lands cannot or will not be developed as envisaged by the plan. Therefore, based on the planning history, the policies and objectives of the development plan, the location of the site and pattern of development in the vicinity, it is considered the proposed development would materially contravene Objective LU 13 of the Bearna Local Area Plan and would therefore, by itself and the precedent it would set, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th September 2017

John Connolly