



An
Bord
Pleanála

Board Direction
PL16 248711

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30 November, 2017.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the proposed development outside the core facilities of Bellavary Village, separated from the main settlement by the heavily trafficked national primary road, the N5, it is considered that the proposed development would constitute disorderly housing development. Such disorderly expansion of the village would seriously injure the amenities of the area and would set an undesirable precedent for other similar developments in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed layout, which includes a foul pumping station located within an area of open space, would seriously injure residential amenities and of adjoining property and of future residents and 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 considered that the proposed development, because of its location, would be cut off from the main part of the village of Bellavary by the national primary route and that, because of the severance arising, expansion of the village north of the N5 would not be appropriate.

Board Member

Date: 1.12.2017

Terry Prendergast