



An
Bord
Pleanála

Board Direction
BD-000484-18
ABP-300382-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th June 2018.

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

Reasons and Considerations

The site is zoned residential in the Athlone Town Development Plan 2014-2020 and is subject to an objective to provide for residential development, associated services and to protect and improve residential amenity. It is a policy of the Development Plan to ensure that all new urban development especially in and around the town centre is of a high design and layout quality and supports the achievement of successful urban spaces and sustainable communities (Policy RLD7). It is also a policy of the Development Plan to have regard to the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Best Practice Urban Design Manual (DECLG 2009) (Policy H6). These policies are considered reasonable. Furthermore, the proposed layout, by reason of its response to the site context and in particular the sites prominent location on a principal route into Athlone Town Centre and along the Galway to Dublin Cycleway, represents a substandard form of urban development that is not in accordance with the design and layout guidance set out in the Development Plan or in the Sustainable Residential Development Guidelines for Planning Authorities. The proposed development would contravene materially the objectives set out in Policy RLD7 of Athlone Town Development Plan 2014-2020 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/06/2018

Michelle Fagan