



An  
Bord  
Pleanála

**Board Direction**  
**BD-001564-18**  
**ABP-301833-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2018.

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

### **Reasons and Considerations**

Having regard to Section 7.11 of the Offaly County Development Plan 2014-20, which endeavours to ensure that development in close proximity to archaeological and historical landscapes is sympathetic to the sensitive nature of the landscape, it is considered that the proposed development, because of its scale, height, massing and site layout on an undulating and prominent site on the approach to Lemanaghan from the south, would be a visually discordant feature in the rural landscape, would adversely affect the character and setting of the monastic site to the north and, accordingly, would seriously injure the visual amenities of the area and detract from its the rural and vernacular character and would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 08/11/2018

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Terry Prendergast

**Note:**

The Board also had concerns that, having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the Offaly County Development Plan 2014-20 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018, which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements, the applicant may not comply with this National Policy Objective. Because of the substantive reason for refusal above, this matter was not circulated to the parties.