



An
Bord
Pleanála

Board Direction
BD-001643-18
ABP-302063-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 7th 2018.

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

Reasons and Considerations

1. Having regard to the zoning provisions of the Birr Town and Environs Development Plan 2010 – 2016 (extended until 2020), in which the subject site for the primary care centre and associated retail development is zoned for Open Space/Sports/Recreational Amenity, and where such development is stated to be “not normally permitted”, it is considered that the proposed development would contravene materially objective BTEO 15-2 of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the location of the proposed development, on a site outside of, and removed from, the town centre of Birr, is inappropriate, having regard to the overall provisions of the Birr Town and Environs Development Plan 2010 – 2016 (as extended), and the Board is not satisfied that alternative sites for such a facility, closer to or within the town centre, have been adequately investigated or discounted as not being suitable. Accordingly, the

proposed development would be contrary to the aim of core strategy of the Development Plan, which seeks to support development within and adjoining the town centre in a sequential manner, and would be contrary to policy BTEP15-01, which specifies that a sequential approach is to be adopted to the development of the Birr and Environs plan area. The proposed development would, therefore, be contrary to the orderly development of Birr town, and would be contrary to the proper planning and sustainable development of the area.

Note: In reaching its decision, the Board noted that the two aspects of the proposed development, that is, the primary care centre and associated works on the one hand, and the improvements/new developments related to the rugby club/pitch on the other, were stated in the application to be inter-related, and accordingly did not consider it appropriate to make a split decision, which would have been to refuse the primary care centre, for the reasons outlined in its order, and to grant permission for the rugby club/pitch aspects. It noted that a similar approach had been taken by the planning authority.

Board Member

Date: 14th November 2018

Philip Jones