



An
Bord
Pleanála

Board Direction
BD-003378-19
ABP-303757-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/21/2019.

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

Reasons and Considerations

1. The proposed development would materially contravene the Settlement Plans section of the North Tipperary County Development Plan (as varied), for Ballina, which indicates that the site is zoned for 'Open Space and Amenity' use, within 'Opportunity Site 1' - (Derg Marina). The proposed development, notwithstanding that it forms only a small part of the overall 2.6ha site, would not facilitate the realisation of the listed Development Objectives for 'Opportunity Site 1' (in particular items 1 & 2), and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/06/2019

Maria FitzGerald