



An
Bord
Pleanála

Board Direction
BD-003791-19
ABP-304324-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2019.

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

Reasons and Considerations

The subject site is zoned 'residential' in the Clonroche Local Area Plan 2009-2015 (as extended), wherein the objective is 'to protect and improve residential amenities'. This objective is considered reasonable. Within this land use zoning objective, general industry, and light industry are recorded as land uses which are not permitted. Having regard to the statutory zoning of the subject site, and notwithstanding any established authorised uses on the subject site, it is considered that the development for which retention permission is sought and the additional proposed development, would seriously injure the amenities of residential property in the vicinity and would materially contravene the statutory zoning objective as set out in the Local Area Plan. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/08/2019

Chris McGarry