



An  
Bord  
Pleanála

**Board Direction**  
**BD-005085-20**  
**ABP-305503-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2020.

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

- (a) the location of the site on the edge of the small town of Rathangan,
- (b) paragraph 6.3(d) of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009,
- (c) specific requirements of the C9 land-use zoning objective for the overall site in the Rathangan Small Town Plan, that serviced residential sites should be provided to people wishing to build a house to their own design and layout, that full planning permission shall be sought by the developer / landowner for the site layout and development works and outline permission for the individual houses, that a design brief shall also be submitted outlining principal design features for the overall scheme, and that each individual applicant shall then submit their own design and apply for full permission on a serviced site,

it is considered that the proposed development would be contrary to specific requirements of the zoning objective for the site which are supported by the

aforementioned guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board also considered that the proposed development might comprise a poor response to the potential of the site to provide a firm boundary to the eastern growth of the town, by virtue of a poor quality of design and layout, which might seriously injure the residential amenity of future occupants, and that the proposed development might, therefore, be contrary to the proper planning and sustainable development of the area. However, given the substantive reason for refusal, the Board decided not to pursue this matter further.

**Board Member**

**Date:** 05/02/2020

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John Connolly