



An  
Bord  
Pleanála

**Board Direction**  
**BD-006215-20**  
**ABP-306462-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/08/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the planning history of the site, to the site being part of a larger area which is identified as an Opportunity Site for tourism, recreation and amenity as set out in the Ballina Settlement Plan which forms part of the North Tipperary County Development Plan 2010-2016 (as varied) and notwithstanding that the Opportunity Site is identified as being suitable for Tourism Facilities, Water-Based Recreational Facilities and Public Amenities, it is noted that the subject site has a specific zoning objective for Open Space and Amenity. Having regard to this specific zoning objective and to the piecemeal nature of the proposed development, it is considered that the proposed development would contravene the zoning objectives for the site in the North Tipperary County Development Plan 2010-2016, and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted in particular the specific open space and amenity zoning objective for the site in the North Tipperary County Development Plan 2010-2016, the planning history of the site and the piecemeal approach to planning for the overall site in

terms of the exclusion of large areas of the site and the proposed provision of floating pontoons at the water's edge without context and consideration of the overall zoned site. The Board did not consider that the proposed development complied with the zoning objective and considered, therefore, that the proposed development was not in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 06/08/2020

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Maria FitzGerald