



An  
Bord  
Pleanála

**Board Direction**  
**BD-006003-20**  
**ABP-306653-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/06/2020.

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 layout and design of the proposed development would be contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May, 2009, which require new developments to respect the pattern and grain of existing development and also policy SSP- 12(g) Volume I of the Offaly County Development Plan 2014-2020, where it is the policy of the Council to have 'regard to and help to maintain and reinforce the form and character of the village concerned in terms of design, layout, finishing details. boundary makeup, landscaping etc.'. Accordingly, it is considered that the proposed development by reason of its suburban layout and design which does not respect the established pattern and grain of development in Geashill, would be contrary to these Policies, would seriously injure the residential and visual amenities of the area, would set an undesirable precedent for similar residential developments in the village and therefore, would not be in accordance with the proper planning and sustainable development of the area.
2. The proposed development by failing to provide adequate private space provision for the residential units would be contrary to Section 8.6.4 - Private Open Space

(Residential Development) of the Offaly County Development Plan 2014-2020, together with a dominance of surface parking, it is considered that to permit the provision of 6 no. dwellings, would represent a significant overdevelopment of a restricted site, would seriously injure the residential amenity of future occupiers of the dwellings and of properties in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the restricted nature of the site, the inadequate distance between opposing first floor windows, the proposed development would be contrary to Section 8.6.6 - Space Around Buildings of the Offaly County Development Plan 2014-2020, it is considered that to permit the provision of 6 no. dwellings, would seriously injure the residential amenity of occupants of the proposed development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Note:**

Notwithstanding the application is for Outline Planning permission, having regard to the existing character and the prevailing pattern of development in the area, the prominent location of the site within the Geashill Architectural Conservation Area, the presence of a number of Protected Structures both on and adjacent to the site as listed in the Offaly County Development Plan, 2014, and to the structures recorded by the National Inventory of Architectural Heritage as having Regional Value supported by Architectural, Artistic and Historical categories of special interest, the Board is not satisfied that the development would comply with the Architectural and Archaeological Heritage Policies and Objectives of the County Development Plan, in particular Objective AAHP-3, AAHP22 and AAHO-08, and would, if permitted, seriously detract from the architectural character and setting of of the protected structures, in particular Hamiltons Pub (RPS ref.35-06) which has a commanding presence accentuated by the fact that it stands alone, would materially affect the character of the Architectural Conservation Area, and would be detrimental to the visual amenities of the area, and would set an undesirable precedent. However, the Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

**Board Member**

**Date:** 24/06/2020

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Stephen Bohan

[Please issue a copy of this Direction with the Board Order to the parties.]