



An
Bord
Pleanála

Board Direction
BD-006207-20
ABP-307055-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2020.

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

Reasons and Considerations

Policy SSP-15 of the Offaly County Development Plan 2014-2020 refers to development within Sráids. Policy SSP-15(i) states, inter alia, that it is Council policy to ensure that developments have regard to, and help maintain, the form and character of the sráid, with high quality development appropriate in scale and design. The site is located within the development envelope of Killina sráid where it is an objective that high quality development be provided. It is considered that the proposed development, which comprises a timber clad modular house, would be contrary to Policy SSP-15 of the Offaly County Development Plan 2014-2020 and an objective of the Killina Sráid Plan also contained within the County Development Plan 2014-2020, would be out of character with existing development in the area, would comprise a visually incongruous development within the sráid and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/08/2020

Dave Walsh