



An
Bord
Pleanála

Board Direction
BD-007560-21
ABP-308455-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2021.

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

Reasons and Considerations

1. Having regard to the overall design, scale, layout and low density of the proposed development, the disposition of the buildings on the site and the poor distribution of public open space particularly in the eastern/south eastern part of the site, it is considered, that the proposed development would provide for a poor living environment for future residents and would not comply with the criteria in the Urban Design Manual A best practice guide 2009 or Section 6.11(b) of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, relative to density for edge of centre sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would be premature pending the upgrade of the Ballymahon Municipal Wastewater Treatment Plant to serve the proposed development and to facilitate the orderly expansion of the town. It would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/02/2021

Michelle Fagan