

An
Bord
Pleanála

Board Direction
BD-008680-21
ABP-309288-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2021.

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

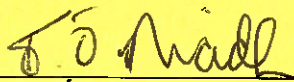
Reasons and Considerations

1. The site is located in an area that is outside of the zoned lands identified for Ballycumber and in an area that is identified as a pressure area in the *Offaly County Development Plan, 2016-2022* and rural housing policy for development in such areas requires compliance with Policy SSP-18 of the plan. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated compliance with the criteria attached to Policy SSP-18, notably Category 1 (relating to local rural person) and / or Category 2 (persons working full time or part time in rural areas) and considered that the proposed development would be contrary to Policy SSP-18 of the development plan and would therefore be contrary to the proper planning and sustainable development of the area.

2. Access to the site is proposed to be via an existing laneway that connects with the R436 at a point where sightlines to the south east are significantly restricted by the existing stone boundary wall that fronts the site.

Notwithstanding the existing use of the access by residential, agricultural, and other traffic, it is considered that the proposed intensification of use consequent on this proposed development would create a traffic hazard at this location.

Board Member



Terry Ó Niadh

Date: 12/07/2021

Note: The Board noted and agreed with the Inspectors observation in relation to the possibility of the site flooding but as there were already substantive reasons for refusal decided not to pursue this matter further in the context of the current appeal.