

An
Bord
Pleanála

Board Direction
BD-009390-21
ABP-309392-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2021.

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 information provided with the application and appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on River Slaney Valley SAC (Site Code 000781) or any other European site, in view of the site's Conservation Objectives and having particular regard to the hydrological connection of the proposed drainage system serving the proposed development to the site. In such circumstances the Board is precluded from granting permission.

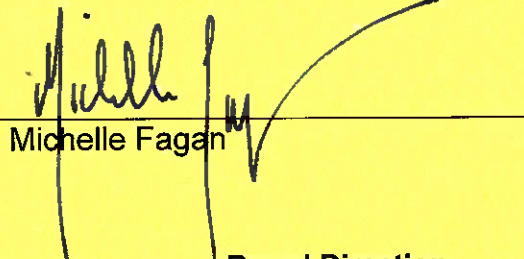
2. Having regard to;
 - the policies in the Carlow County Development Plan 2015-2021 and the Tullow Local Area Plan (LAP) 2017-2023,
 - the unfinished nature of the existing Park Gate development which includes vacant sites and boarded up houses,
 - the status of the services within the existing Park Gate development, the standard of the existing road infrastructure and inadequate public lighting within the existing Park Gate development, none of which has been taken in charge by the planning authority,

- the nature of the proposed development which is an extension of the existing Park Gate development,

the Board is not satisfied that the proposed development, would be adequately serviced in terms of water supply, surface water and foul drainage, nor would be provided with a structurally safe and adequality lit road network. Furthermore, it is considered that, in the absence of satisfactory plans to complete the existing development in Park Gate, the proposed development would be premature and accordingly pose a risk to public health and safety, undermine the provision of a high quality living environment, and would compound a pattern of piecemeal and disorderly development. The proposed development, would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the reliance on a road network that is incomplete and a layout that lacks connectivity and is overly car dominant and dependent, it is considered that the extension of the existing road network in its present form would pose a risk to the safety of road users. In the absence of adherence to principles of DMURS, the Board is not satisfied that adequate measures have been incorporated into the overall design to address traffic calming and pedestrian/cyclist safety. The proposed development would, therefore, be prejudicial to public safety by reason of traffic hazard, and would be contrary to the proper planning and sustainable development of the area.
4. Having regard to the proposed demolition of a pair of dwellings, and in the absence of any justification for the demolition, it is considered that the proposed development would be contrary to policy HP18 of the Tullow Local Area Plan 2017-2023 which seeks 'to discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 08/11/2021