

An
Bord
Pleanála

Board Direction
BD-012002-23
ABP-311785-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2023.

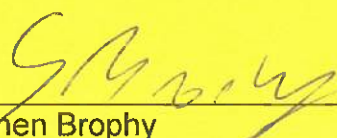
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the 'Industrial' zoning of the northern part of the site in the Gort LAP 2013 (as extended), the objective of which is to 'promote the sustainable development of industrial and industrial-related uses, including manufacturing, processing of materials, warehousing and distribution, on suitable lands with adequate services and facilities and a high level of access to the major road network and public transport facilities', and to the integral nature of the proposed road infrastructure and open space in the context of the proposed residential development, which is located within the area zoned 'Industrial' in the Gort LAP, it is considered that the proposed development would materially contravene the 'Industrial' zoning objective of the Gort LAP 2013 (as extended) and would be contrary to the proper planning and sustainable development of the area.

The Board also noted the Local Authority's concerns regarding the functionality of the provided public open space given its location and layout; however given the substantive reason for refusal, the Board decided not to consider this issue further at this time.

Board Member


Stephen Brophy

Date: 04/04/2023

