

An
Bord
Pleanála

Board Direction
BD-011262-22
ABP-312037-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2022.

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 proposed development is located in an area where the stated zoning objective in the Offaly County Development Plan 2021-2027, is for Business or Technology Park. The purpose of this objective is to facilitate large scale employment in a sequential manner to promote sustainable compact growth, in tandem with the delivery of infrastructure and enabling services.

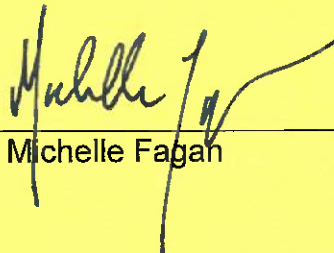
It is an objective of the Council (LUZO-15) to support the development of Strategic Employment Zones at Ardan Road to cater for the expansion of Midland Regional Hospital Tullamore and its continued development as a Teaching/ University Hospital, and/or a Med or Bio Technology Park with linkages to the Hospital.

Having regard to the stated zoning objective for the area and objective LUZO-15 which seeks to protect the subject lands for strategic employment, the proposed development would materially contravene the development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The Offaly County Development Plan 2021-2027 refers to the Guidelines for Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, which provide guidance on density and set out key criteria for creating people friendly streets and spaces; it also refers to the Design Manual for Urban Roads and Streets (DMURS) which provides guidance on how to approach the design of urban streets in a balanced way.

The dominance of vehicular movement considerations in the layout design, and the failure to achieve an acceptable density of dwelling units, are contrary to the provisions of the development plan and the guidelines supporting it. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 14/09/2022