

An
Bord
Pleanála

Board Direction
BD-015790-24
ABP-314477-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.

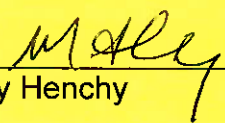
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Board concurred with the conclusion of the Inspector that the development as proposed did not accord with the proper planning and sustainable development of the area. The Board considered that the reasons set out below more precisely reflect the consideration of the Board.

1. The Board were not satisfied that the applicant had demonstrated that the surface water management proposals for the site could be implemented in full, particularly regarding the potential impact on the wider surface water network to which the applicant proposed to connect.
2. The proposed development on a greenfield site at the edge of Ballymurn village is considered piecemeal. The design and layout of the 13 units lacks a sense of place and would appear incomplete until the remainder of the site, which is identified as later phases of development and not part of this application, are permitted. The proposed scheme has not been integrated into the wider settlement. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 11/03/2024