



An  
Bord  
Pleanála

**Board Direction**  
**BD-017286-24**  
**ABP-318199-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2024.

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 situated on lands that are zoned Residential Phase 2 - To protect, provide and improve residential amenity areas in the Athenry Local Area Plan 2024-2030, these lands are generally not developable during the lifetime of this plan and it has not been adequately demonstrated by the applicant that Residential (Phase 1) lands cannot or will not be developed within the plan period. Furthermore, having regard to the peripheral location of the site within the development limits of Athenry, and to the undeveloped nature of similarly zoned, adjoining lands to the east of the site, it is considered that in the absence of an agreed overall layout plan for these and adjacent lands, as sought by policy objective ASP 6 of the Athenry Local Area Plan 2024-2030, which would determine the need for and co-ordinate the provision of an appropriate range of house types, residential density, access roads, pedestrian routes, public open spaces and community facilities, the proposed development would represent a piecemeal approach to the sustainable development of the area and would, thereby, conflict with the stated policies of the planning authority.

Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

**Date:** 21/08/2024