



An
Bord
Pleanála

Board Direction
BD-017847-24
ABP-319415-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2024.

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 site is located on lands zoned as 'Existing Residential' in the Rathkeale Local Area Plan 2023-2029 where it is the policy of the council 'To provide for residential development, protect and improve existing residential amenity' Having regard to the sites location directly adjacent to the rear garden of two houses permitted under Planning Reg. Ref. 16531 it is therefore considered that the proposed caravan will impact upon the residential amenities of those properties, will contravene the zoning objective for the site and would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development of a caravan at this location is considered to be at variance with Section 6.3 and Objective H 07 of the Rathkeale Local Area Plan 2023-2029 which specifies that such development be located within a Special Development Area within the town for temporary private sites for mobile homes/caravans. The proposed development located outside of this area would therefore be considered at odds with the objectives of the Rathkeale Local Area Plan 2023-2029, would set an undesirable precedent for similar

type development and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would contravene condition number 8 of Planning Reg. Ref. ABP304841-19 which states that 'No caravans shall be parked on site to the front, side or rear of the dwelling.'

[**Note:** The Board noted that the proposed development does not include any connections to services including water and wastewater and may, therefore, be prejudicial to public health. However, it was decided not to include this as an additional reason having regard to the substantial reasons for refusal above.]

Board Member



Stephen Bohan

Date: 11/10/2024