

An
Bord
Pleanála

Board Direction
BD-017113-24
ABP-319583-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/07/2025.

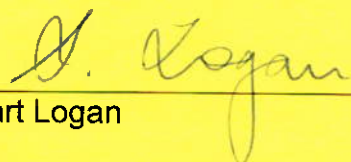
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. In accordance with the *Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)* Tullamore is a Key Town (5,000+ population - Table 3.5 refers) where residential densities in the range 40 dph-100 dph (net) shall generally apply in Centre and Urban Neighbourhoods. The proposed development comprising inter alia 204 dwelling units on a stated site area of 0.853 ha equates to a gross density of c.240 units per ha and a density calculation based on net area would result in a further higher density figure. The residential density of the proposed development therefore greatly exceeds the density standards as set out in the said guidelines. In addition, the proposal would contravene materially SSP-05 of the Offaly County Development Plan 2021-2027 which states that it is Council policy that residential development proposals shall be prepared, designed and laid out in accordance with the standards as set out in the County Development Plan's Development Management Standards and in Section 28 Ministerial Guidelines. The proposed excessive density of this development would, therefore, be contrary to the said Ministerial Guidelines, the Offaly County Development Plan 2021-2027 and the proper planning and sustainable development of the area.

2. The development proposed is contained in a number of buildings (Blocks 1 – 6) ranging in height from 2 to 13 storeys overall (including mezzanine levels at ground floor). Policy RP-08 of the Offaly County Development Plan 2021-2027 states that it is Council policy to encourage high quality and well-designed buildings, structures, public spaces and streets to support and promote healthy place-making and quality of life. It is considered that the proposed development would, due to its excessive scale, height and mass appear visually incongruous on the skyline when viewed from Patrick Street, Columcille Street, Harbour Street and Kilbride Street and would be visually obtrusive on the skyline when viewed from High Street and along the Grand Canal. The proposed development would be visually overbearing and an incongruous addition to the streetscape contrary to Policy RP-08 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the significant scale and nature of the proposed mixed-use development, the Board was not satisfied that safe and adequate vehicular access and servicing arrangements, including car parking, had been provided for in the development. The Board was therefore, not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and would not lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists, particularly in the vicinity of Offaly Street, Columcille Street and Bury Quay environs. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Stewart Logan

Date: 26/07/2024