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**Board Direction**  
**BD-017924-24**  
**ABP-319706-24**

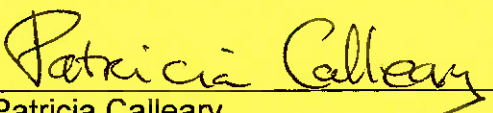
The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2024.

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

#### **Reasons and Considerations**

The subject site is located in a rural area designated as an area of 'Special Control' in the Offaly County Development Plan 2021-2027. In such areas it is the policy of the planning authority as set out in the development plan that only certain categories of applicant, which are defined in policy SSP-27 of the development plan, will be given a positive presumption for the development of a permanent rural home. The proposed development of four dwellings on this site does not comply with the above policy and accordingly the proposed development would be contrary to the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Patricia Calleary

**Date:** 22/10/2024