

An
Bord
Pleanála

Board Direction
BD-019166-25
ABP-320831-24

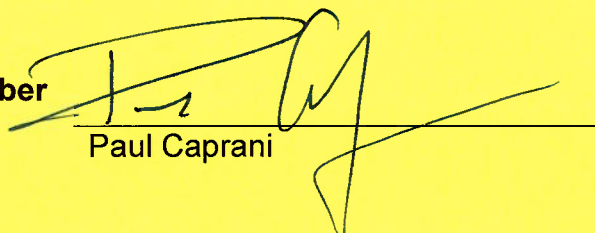
The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2025.

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

Reasons and Considerations

The development proposed to be retained is located on lands zoned Open Space and Amenity in the Portarlington Joint Local Area Plan 2018-2024. Having regard to the fact that a small café or a retail use (convenience less than 100 square metres) is not permissible in the Local Area Plan zoning matrix on lands zoned Open Space and Amenity, it is considered that the development proposed to be retained would materially contravene the Portarlington Joint Local Area Plan 2018-2024, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Paul Caprani

Date: 11/03/2025