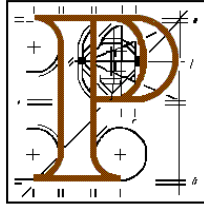


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Offaly County Council

Planning Register Reference Number: PL2/17/198

An Bord Pleanála Reference Number: ABP-300277-17

APPEAL by Hanney Properties Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 27th day of October, 2017 by Offaly County Council to refuse permission to the said Hannay Properties Limited.

PROPOSED DEVELOPMENT: Residential development comprising of four number two-storey three bedroom semi detached homes, one number three bedroom detached home and all associated site development works, all at Carraig Cluain, Tullamore, County Offaly.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development of housing units in an area zoned as open space in the Tullamore Town and Environs Development Plan 2010-2016 (as extended) would contravene materially objective TTEO 15-02, as set out in chapter 15 of the Plan, which states that it is an objective “to ensure that development progresses in accordance with the land use objectives set out within this chapter.”

The Board is not satisfied that the proposed development, by reason of its design, would be in keeping with the pattern of development in the surrounding neighbourhood. It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that any of the provisions of Section 37(2)(b) of the Planning and Development Act, 2000 were satisfied.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.