



Planning and Development Acts 2000 to 2018

Planning Authority: Offaly County Council

Planning Register Reference Number: PL2/17/467

APPEAL by Freda Clarke of Lemonaghan House, Ballycumber, County Offaly against the decision made on the 22nd day of May, 2018 by Offaly County Council to grant subject to conditions permission to Aoife and Trevor Phelan care of ABBD of Clonshanny, Clara, County Offaly.

Proposed Development: Construction of one new two-storey five bedroom dwelling house with attached garage, effluent treatment system, new connection to group water scheme, new vehicular entrance and all ancillary site development works at Lemaghan, Ballycumber, Tullamore, County Offaly.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to Section 7.11 of the Offaly County Development Plan 2014-2020, which endeavours to ensure that development in close proximity to archaeological and historical landscapes is sympathetic to the sensitive nature of the landscape, it is considered that the proposed development, by reason of its scale, height, massing and site layout on an undulating and prominent site on the approach to Lemanaghan from the south, would be a visually discordant feature in the rural landscape, would adversely affect the character and setting of the monastic site to the north and would seriously injure the visual amenities of the area and detract from its rural and vernacular character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

Dated this day of 2018.