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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: PL2/19/526**

**APPEAL** by Loughane Ventures Limited care of Meitheal Architects of 15 Father Mathew Quay, Cork against the decision made on the 14<sup>th</sup> day of January, 2020 by Offaly County Council to refuse permission.

**Proposed Development:** (1) Demolition of two number existing dwellings.  
(2) Construction of a residential development (total 24 number units) consisting of 12 number two-bedroom ground floor apartments and 12 number one-bedroom first floor apartments. Planning permission is also sought for all necessary site services and ancillary works necessary to facilitate the development at Springfield, Moneygall, 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**

1. Having regard to the location of the subject site outside the village core of Moneygall, it is considered that the proposed layout and design of the proposed development would produce a cramped and substandard form of development on this site, and by reason of the topography and the constraints of the site would seriously injure the residential amenities of adjacent residential properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development does not meet the requirements of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March 2018 with regard to minimum floor areas, minimum floor to ceiling heights; internal storage areas; private amenity space; refuse storage; bicycle parking and communal amenity space and would provide a substandard level of residential amenity for the occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the number of single aspect apartments proposed, lack of access to or functional relationship of private open space with the main living areas and the orientation of private open space areas serving these apartments (where a large number of the sole private open spaces for the first floor apartments would be in shadow for a large proportion of the year), it is considered that the proposed development would give rise to a substandard form of development for future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020**