



Planning and Development Acts 2000 to 2019

Planning Authority: Offaly County Council

Planning Register Reference Number: PL2/20/24

APPEAL by Geraldine Mulligan care of Murray Architectural Services of Four Winds, Pallas Park, Blueball, Tullamore, County Offaly against the decision made on the 24th day of March, 2020 by Offaly County Council to refuse permission for the proposed development.

Proposed Development: Construction of dwelling house, effluent treatment system, percolation area and all ancillary site works and services at Killina, Rahan, 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

Policy SSP-15 of the Offaly County Development Plan 2014-2020 refers to development within Sráids. Policy SSP-15(i) states, inter alia, that it is Council policy to ensure that developments have regard to, and help maintain, the form and character of the Sráid, with high quality development appropriate in scale and design. The site is located within the development envelope of Killina Sráid where it is an objective that high quality development be provided. It is considered that the proposed development, which comprises a timber clad modular house, would be contrary to Policy SSP-15 of the Offaly County Development Plan 2014-2020 and an objective of the Killina Sráid Plan within the Offaly County Development Plan 2014-2020, would be out of character with the existing development in the area, would comprise a visually incongruous development within the Sráid and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.