

Planning and Development Acts 2000 to 2021

Planning Authority: Offaly County Council

Planning Register Reference Number: PL2/21/462

APPEAL by Sheila Doorley care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 28th day of October, 2021 by Offaly County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of (i) the construction of 60 number two-storey dwellings comprising of; 12 number one-bedroom apartments (Types A1, A2), 16 number two-bedroom terrace houses (Types B1, B3, B4), one number three-bedroom detached house (Type D1), 28 number three-bedroom semi-detached houses (Types E, F1, F2), two number four-bedroom semi-detached houses (Types G, H1), one number five-bedroom detached house (Type J2), with each dwelling to include option for solar panel on roof slope; (ii) provision of private amenity space and two number curtilage car parking spaces for each dwelling; (iii) landscaped public open space; (iv) associated boundary treatments; (v) public lighting layout; (vi) ESB unit substation and pumping station; (vii) distributor road from the existing roundabout and spur road at Ardan Road (R421) road and distributor road to the southern boundary of the application site and associated surface water drainage connection via a wayleave to the existing surface water network adjacent to the roundabout at Ardan Road; (viii) surface water connection to the existing watercourse south of the development; (ix)

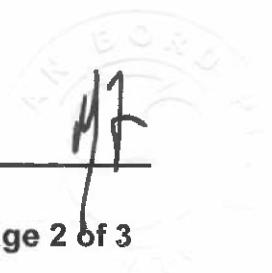
connection to the existing wastewater sewer at Ardan Road (R421) to the west of the development; (x) water supply connection via a wayleave to the existing water network adjacent to the roundabout at Ardan Road (R421) and (xi) SuDS drainage and all associated site development works necessary to facilitate the development located on lands at Ardan Road, Ardan, Tullamore, County Offaly.

Decision

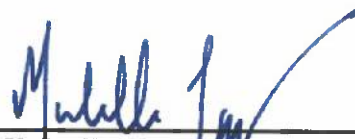
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development is located in an area where the stated zoning objective in the Offaly County Development Plan 2021-2027 is for Business or Technology Park. The purpose of this objective is to facilitate large scale employment in a sequential manner to promote sustainable compact growth, in tandem with the delivery of infrastructure and enabling services. It is an objective of the Council (LUZO-15) to support the development of Strategic Employment Zones at Ardan Road to cater for the expansion of Midland Regional Hospital Tullamore and its continued development as a Teaching/University Hospital, and/or a Med or Bio Technology Park with linkages to the Hospital. Having regard to the stated zoning objective for the area and objective LUZO-15 which seeks to protect the subject lands for strategic employment, it is considered that the proposed development would materially contravene the development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



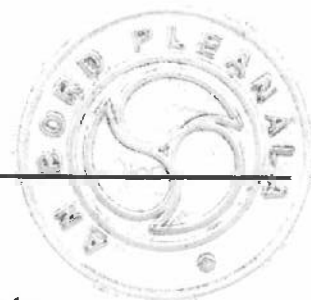
2. The Offaly County Development Plan 2021-2027 refers to the Guidelines for Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, which provide guidance on density and set out key criteria for creating people friendly streets and spaces. The plan also refers to the Design Manual for Urban Roads and Streets (DMURS) which provides guidance on how to approach the design of urban streets in a balanced way. The dominance of vehicular movement considerations in the layout design, and the failure to achieve an acceptable density of dwelling units, would be contrary to the provisions of the development plan and the guidelines supporting it. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 19th day of September 2022.