

Planning and Development Acts 2000 to 2021

Planning Authority: Offaly County Council

Planning Register Reference Number: PL2/21/314

APPEAL by Joseph Doran care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 13th day of June, 2022 by Offaly County Council to refuse permission for the proposed development.


Proposed Development: 50 number two-storey dwellings comprising two number four-bedroom semi-detached houses, 16 number three-bedroom semi-detached houses and eight number blocks of terraced houses containing four number four-bedroom houses, 15 number three-bedroom houses and 13 number two-bedroom houses. The development also consists of the provision of two number car parking spaces per dwelling, visitor parking, landscaping works, public lighting, surface water drainage and attenuation works, foul sewerage network and foul pumping station and all ancillary site development works in order to cater for the development at Cluain Darach, Daingean Road, Tullamore, County Offaly. Further public notices were received by the planning authority on the 5th and the 17th day of May, 2022.

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 on land zoned Open Space/ Amenity/Recreation in the Offaly County Development Plan 2021-2027, where housing development is not normally permissible. The proposed development would, therefore, materially contravene the County Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which is at risk of flooding, and notwithstanding the flood defence works carried out to protect existing development in the area, an unacceptable residual flood risk remains for the development, its occupants and adjoining property, accordingly, to permit the proposed development would 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 23rd day of November 2022.

