

Planning and Development Acts 2000 to 2022

Planning Authority: Offaly County Council

Planning Register Reference Number: 2460046

APPEAL by Nando Properties Limited care of Kenny Lyons Associates Architects of Block 6, Central Business Park, Clonminch, Tullamore, County Offaly against the decision made on the 15th day of April, 2024 by Offaly County Council to refuse permission.

Proposed Development: The demolition of an existing, derelict building and the construction of four number two-bed, single storey, semi-detached dwellings, car parking, services connection and all associated site works to complete the development at Ballincur, Kinnity, County Offaly.

Decision

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

Reasons and Considerations

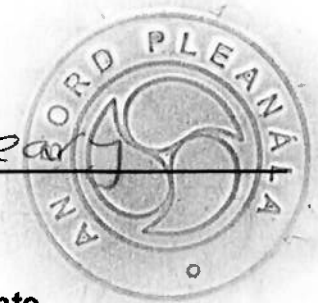
The subject site is located in a rural area designated as an area of 'Special Control' in the Offaly County Development Plan 2021-2027. In such areas it is the policy of the planning authority as set out in the development plan that only certain categories of applicant, which are defined in policy SSP-27 of the development plan, will be given a positive presumption for the development of a permanent rural home. The proposed development of four dwellings on this site does not comply with the above policy and accordingly the proposed development would be contrary to the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Member of An Bord Pleanála

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



Dated this *7th* day of *November* 2024.

P. C.