



An
Bord
Pleanála

Board Direction
BD-004436-19
ABP-304836-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The subject site is located in a rural area which is identified as a 'Structurally Weak Area, as set out in the Laois County Development Plan 2017-2023, and as being within a 'Stronger Rural Area' in the Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government. On the basis of the documentation submitted in support of the planning application and the appeal, in particular the proximity of the site to nearby established settlements and location of employment of the applicant, the Board is not satisfied, notwithstanding the provisions of the County Development Plan, that the applicant has demonstrated a rural generated housing need for a dwelling at this rural location contrary to National Policy Objective 19 of the National Planning Framework 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/11/2019

Terry Ó Niadh