



An  
Bord  
Pleanála

**Board Direction**  
**BD-005352-20**  
**ABP-305489-19**

The submissions on this file, including the applicant's response to the Board's Section 137 notice, and the Inspector's report were considered at a further Board meeting held on 10/03/2020.

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

### **Reasons and Considerations**

Having regard to

- the location of the site within the built-up area of Ballylinan,
- the density of 9.52 dwelling units per hectare proposed, which is below the density figure of 12 units per hectare set out in Objective BLN3 of the Laois County Development Plan 2017-2023, and significantly below both the density ranges of 30-40+ dwellings per hectare in a centrally located site and 20-35 units per hectare in an edge-of-centre site as set out in Chapter 6 (Small Towns and Villages) of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)', 2009, and
- the conflict between the low density proposed and certain National Policy Objectives (NPO) set out in Project Ireland 2040 National Planning Framework, such as NPO 18a and 33,

it is considered that the proposed development would be contrary to both local and national policy and, therefore, contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/03/2020

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John Connolly