

An
Bord
Pleanála

Board Direction
BD-008124-21
ABP-308487-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2021.

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

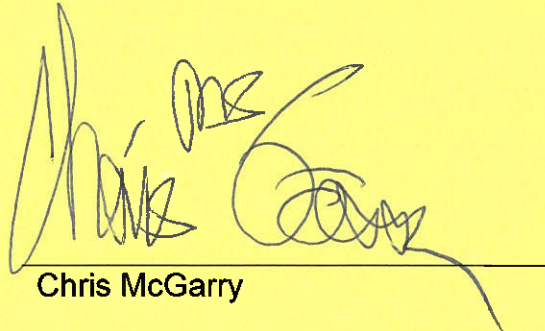
Reasons and Considerations

1. On the basis of the information submitted with the application and appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the development for which retention permission is sought and the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European Sites, the River Barrow and River Nore SAC (002162) and the River Nore SPA (004233) in view of the European Sites' Conservation Objectives. In such circumstances the Board is precluded from granting permission for the proposed development.
2. On the basis of the information submitted with the planning application and appeal, the Board cannot be satisfied that the development for which retention permission is sought and the proposed development, which would be located within the curtilage of the existing dwelling on site, would not be seriously injurious to the residential amenity of this dwelling and of adjacent properties, and to the amenities of the area, by reason of traffic impact, noise, air quality, groundwater and surface water quality. In this regard, the development for

which retention permission is sought and the proposed development would be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the development for which retention permission is sought and the proposed development would not comprise an inappropriate form of development at this rural location which is inadequately serviced in terms of transportation and water services infrastructure. The proposed development would be contrary to policy in Section 2.1.6 and Section 5.10 of the Laois County Development Plan 2017-2023 relating to preferred types of rural economic development. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 10/05/2021