

An
Bord
Pleanála

Board Direction
BD-010618-22
ABP-311821-21

The submissions on this file (including the responses to the Board's Section 137 notice) and the Inspector's report were considered at a further Board meeting held on 04/05/2022.

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

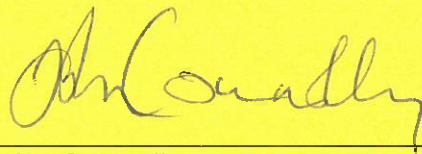
Reasons and Considerations

1. Having regard to the location of the site in the hinterlands of Ballyroan and Abbeyleix and within a rural area which would appear to be under urban influence by reference to the pattern of existing housing development in the vicinity, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the provisions of Section 2.6.1 of the Laois County Development Plan (2017-2023), and the criteria outlined in Table 6 of that plan, it is considered that the applicant does not comply with the local Rural Housing Strategy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the topography and visually prominent nature of the site, the design and scale of the proposed dwelling and its elevated positioning, it is considered that the proposed development would form an obtrusive feature on the landscape at this location such as would seriously injure the visual amenities of the area and would set an undesirable precedent for other such prominently located development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



John Connolly

Date: 04/05/2022