

An
Bord
Pleanála

Board Direction
BD-012013-23
ABP-312726-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/04/2023.

The Board decided to refuse permission for the following reasons & considerations:

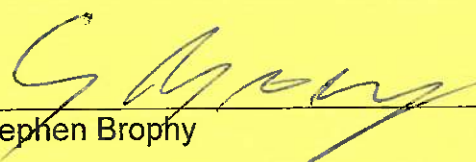
Reasons and Considerations

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the inspector's view that the proposed development complies with the policies and objectives of the local development plan. The Board considered that to allow development on lands zoned 'Strategic reserve 2027-31' would be at variance with the principle of a sequential approach to the location of new development in the vicinity of Portarlinton and that the proposed development, by reason of its scale and location would be contrary to objective CS 30 of the Laois County Development Plan 2021-2027, which commits to *"Support housing at an appropriate scale and repopulation taking place within villages in a consolidated, sustainable and sequential manner"*. In coming to this view, the Board also had regard to National Strategic Outcome 1 (NSO1) of the National Planning Framework (NPF) which is to seek 'Compact Growth' across cities, towns and villages. In this regard, the National Planning Framework states that *'From an urban development perspective, we will need to deliver a greater proportion of residential development within existing built-up areas of our cities, towns and villages...'*. The Board noted that Regional Strategic Outcome 2 (RSO 2) of the Eastern and Midland Regional Spatial and Economic Strategy (RSES) supports the NPF's NSO1 stating that

'Residential development should be carried out sequentially, whereby lands which are, or will be, most accessible by walking, cycling and public transport – including infill and brownfield sites – are prioritised'.

A large portion of the proposed development would take place on lands zoned 'Strategic Reserve 2027-2031' and located outside the town boundary of Killenard. The Board therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Brophy

Date: 17/04/2023