



An
Bord
Pleanála

Board Direction
BD-014336-23
ABP-313771-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Policy Objective 1 (HPO1) of the Laois County Development Plan 2021 – 2027 states: 'ensure that 35% of any residential developments (10 units or more) provides for single and two person households'.

It is considered that the proposed development which proposes 11% of the 85 units are suitable for single and two person households does not comply with this development plan objective. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the proposed housing mix in of 11% of the 85 units for single and two person households was contrary to the development plan and contrary to the proper planning and sustainable development of the area.

Board Member

Peter Mullan

Date: 26/10/2023