



An
Bord
Pleanála

Board Direction
BD-016094-24
ABP-315899-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2024.

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

Reasons and Considerations

1. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to Policy Objective RH18 of the Laois County Development Development Plan 2021-2027 as well as the Sustainable Rural Housing, Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005 (updated December 2020) and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: (a) It was noted that the information relied upon by the applicant to demonstrate compliance with policies relating to rural housing need had not been

provided to the Board and, therefore, it was not in a position to make a determination on this aspect.

(b) On the basis of the information submitted, the Board could not be fully satisfied that the proposed sightlines could be both achieved and maintained.

Having regard to the substantive reason for refusal, ie ribbon development, the Board decided not to pursue these matters further.

Board Member



Joe Boland

Date: 17/04/2024