



**An  
Bord  
Pleanála**

**Board Direction  
BD-015672-24  
ABP-316273-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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

### **Reasons and Considerations**

It is considered that the proposed layout and design of the proposed apartment development would produce a substandard form of development with all the proposed apartments falling below the minimum 45sqm required for one bed apartments and would be contrary to strategic objective CS11 of the Laois County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector the Board acknowledged the planning authority could practically and flexibly apply the general requirements of the guidelines: 'in relation to refurbishment schemes, particularly in historic buildings', under the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, SPPR 3 however, the Board did not have sufficient information or development detail to be satisfied the shortfall in individual unit floor area is compensated for by the external secure storage space provided for each apartment.

The Board was not satisfied that the proposed development had considered the existing and proposed future use of and access to the entire curtilage of the

protected structure indicated within the blue line of wider land holdings on maps received with the application including the outbuildings and open space on the site and by virtue of the level of intervention, could have a detrimental and irreversible impact on the essential qualities of the curtilage of the protected structure, thereby materially affecting its character.

Board Member  Date: 01/03/2024  
Mick Long