

An
Coimisiún
Pleanála

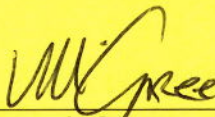
Direction
CD-020362-25
ABP-322295-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/07/2025.

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

Planning

Commissioner:


Liam McGree

Date: 29/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The appeal site is located in an area designated as an 'Area Under Urban Influence' in the Laois County Development Plan 2021-2027, where it is the objective of the Council to only permit single houses to facilitate those with a local rural housing need i.e. a person who does not or has never owned a house in the 'local rural area' and has the need for a permanent dwelling for their own use in the rural area. Having regard to the fact that the applicants have previously been granted planning permission for a new dwelling in this rural area, and the fact that they have implemented that planning permission (P.A.Reg.Ref: 18/530), the Commission is not satisfied that the applicants have demonstrated a local rural housing need which would justify retention of the

subject dwelling that was to be removed as a condition of planning permission ref: 18/530. It is therefore considered that the subject development would not be in accordance with Policy Objective RH2 (Rural Housing Policy) of the Laois County Development Plan 2021-2027 and that the proposed retention of this structure would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the retention of the existing road entrance would endanger public safety by reason of a traffic hazard by reason of inadequate sightlines in both directions and setback distances from a road junction. In this context, the subject development would contravene Transportation Development Management Standard DM TRANS 2 of the Laois County Development Plan 2021-2027. The subject development would, therefore, be contrary to the proper planning and sustainable development of the area.