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Pleanála

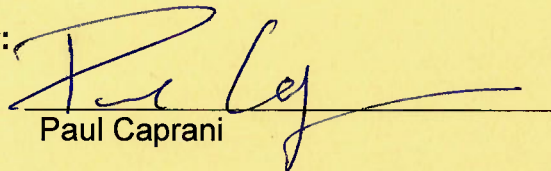
Direction
CD-020692-25
ABP-322541-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/09/2025.

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

Planning

Commissioner:


Paul Caprani

Date: 16/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site is located in an area designated as an Area Under Strong Urban Influence (Section 4.4) of the Laois County Development Plan 2021-2027. Based on the information submitted with the applicant and appeal the Board is not satisfied that the applicant has demonstrated compliance with the local needs criteria as set out in Table 4.4 (Section 4.6.1) of the development plan. In the absence of a local need criteria, it is considered that the proposed development would contravene Policy Objective RH2 of the development plan which requires the applicant to meet the criteria as set out in the Table 4.4 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.