



An  
Bord  
Pleanála

**Board Order**

**PL 11.247723**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: 11.247723**

**Planning Register Reference Number: 16/92**

**Appeal** by Alan and Anna Reddin care of planning-appeals.ie of Tirnaneil, Monaghan, County Monaghan against the decision made on the 22nd day of November, 2016 by Laois County Council to grant subject to conditions a permission to Respond! Housing Association of High Park, Grace Park Road, Drumcondra, Dublin.

**Proposed Development:** Construction of a residential development of 39 number dwelling units (24 number houses and 15 number apartments) and one community facility at a site of 1.385 hectares at Abbeyleix Road, Portlaoise, County Laois with a new access road from Abbeyleix Road (R423) at the existing field entrance. The site is bounded to the north by Abbey Court Housing Estate, to the east by the rear of residential properties on Abbeyleix Road and to the south and west by agricultural lands. Details of house types: 23 number two storey houses; four number TYPE A, four bed semi-detached two number TYPE B, three bed semi-detached nine number TYPES B1 and B2 and B3, three bed terrace eight number TYPE C, three number bed semi-detached and one number TYPE H, one bed bungalow, fully disabled accessible. Detail of apartment types: 15 number apartments in four number two storey apartment blocks providing 13 number two bed units and two number one bed units, and one number community facility of 92.4 square metres giving a total of

3593.3 square metres. The development also includes foul and surface water drainage works, surface water attenuation tank, culverting of an unnamed stream, footpaths, landscaped open space including community allotment garden and play area, 80 number parking spaces - 72 number on street and 8 number off street), two covered bike shelters for 16 number bikes and all associated site works and boundary treatments.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. The Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009, recommends a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. The subject site is not zoned for residential development under the current Portlaoise Local Area Plan 2012-2018. It is, therefore, considered that the development of the subject site would not be consistent with the orderly expansion of Portlaoise and would materially contravene the sequential policy for housing development set out in Local Area Plan Chapter 2. The proposed development would also materially contravene Local Area Plan policy HCSI

07, which is to encourage residential development within the town's development envelope and to discourage ad hoc ribbon development on the outskirts of the town. The proposed development would, therefore, be contrary to the said Guidelines and would be contrary to the proper planning and sustainable development of the area.

2. The Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design of new housing. It is considered that the proposed development would have an adverse impact on the residential amenities of properties on the Abbeyleix Road to the immediate east of the site by way of overlooking, overshadowing and visual obtrusion. The proposed development would, therefore, seriously injure the amenities or depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this       day of                                2017**