



Planning and Development Acts 2000 to 2019

Planning Authority: Laois County Council

Planning Register Reference Number: 19/253

APPEAL by Rahin Towers Residents care of 21 Rahin Towers, Ballylinan, County Laois against the decision made on the 27th day of August, 2019 by Laois County Council to grant subject to conditions a permission to John Williams care of MMKDA Consulting Engineers and Architects of 7 Main Street, Athlone, County Westmeath.

Proposed Development: Construction of one number four bed bungalow dwelling, three number three bed bungalow dwellings and all associated site works at Rahin Towers Road, Ballylinan, County Laois.

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

Having regard to:

- the location of the site within the built-up area of Ballylinan,
- the density of 9.52 dwelling units per hectare proposed, which is below the density figure of 12 units per hectare set out in Objective BLN3 of the Laois County Development Plan 2017-2023, and significantly below both the density ranges of 30-40+ dwellings per hectare in a centrally located site and 20-35 units per hectare in an edge-of-centre site as set out in Chapter 6 (Small Towns and Villages) of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)' issued by the Department of the Environment, Heritage and Local Government in May, 2009, and
- the conflict between the low density proposed and certain National Policy Objectives (NPO) set out in Project Ireland 2040 National Planning Framework, such as NPO 18a and 33,

it is considered that the proposed development would be contrary to both local and national policy and would, therefore, be contrary to the proper planning and sustainable development of the area

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2020