



Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 21543

APPEAL by John Cowhig of 16 Lake Edge, Kilminchy, Portlaoise, County Laois against the decision made on the 13th day of May, 2022 by Laois County Council to grant subject to conditions a permission to Garryduff Properties Limited care of Jason Redmond and Associates of 5 Lismard Court, Portlaoise, County Laois in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of an 85 unit residential development consisting of 66 number two-storey semi-detached three bedroom houses, six number two-storey end-of-terrace three bedroom houses, three number two-storey mid-terrace three bedroom houses, 10 number two-storey detached three bedroom houses. The subject lands formed part of a partially commenced previously granted permission under planning register reference number 08/293 which was extended under planning register references numbers 14/46 and 19/94. The proposed development will have access via the Holdbrook Scheme to the south onto Lime Tree Avenue, an additional access to the west onto Lime Tree Avenue and a connection into the 43 unit scheme currently under construction to the north, accessing onto Lime Tree Avenue also. The proposed development will also include estate roads, footpaths, public open space, foul and surface water drainage, landscaping and all associated infrastructure works and services, all on 2.761 hectare site

on lands along the eastern boundary of Kilminchy, Portlaoise, County Laois. The proposed development was revised by further public notices received by the planning authority on the 19th day of April, 2022.

Decision

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

Reasons and Considerations

Policy Objective 1 (HPO1) of the Laois County Development Plan 2021 – 2027 states: ‘ensure that 35% of any residential developments (10 units or more) provides for single and two person households’.

It is considered that the proposed development which proposes 11% of the 85 units are suitable for single and two person households does not comply with this development plan objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the proposed housing mix of 11% of the 85 units for single and two person households was contrary to development plan policy and contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *6th* day of *November*, 2023.