



An  
Bord  
Pleanála

Board Order  
ABP-315899-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: 22/565**

**APPEAL** by Anthony Behan of Ashgrove House, Ballybrittas, Portlaoise, County Laois against the decision made on the 26<sup>th</sup> day of January, 2023 by Laois County Council to grant subject to conditions a permission to Karen Kehoe care of Dan Keane, Chartered Architectural Technologist of 20 Church Street, Portlaoise, County Laois.

**Proposed Development:** Construction of a proposed dwelling house, domestic garage, septic tank treatment system, percolation area, new site entrance and all associated site works at Ballybrittas, County Laois.

**Decision**

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

## Reasons and Considerations

The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to Policy Objective RH18 of the Laois County Development Plan 2021-2027 as well as the Sustainable Rural Housing, Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005 (updated December 2020) and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this *26<sup>TH</sup>* day of *April* 2024