



An
Bord
Pleanála

Board Order ABP-318703-23

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 23/80

Appeal by The Glen Residents' Association care of 3 The Glen, Kilnacourt Woods, Portarlinton, County Laois against the decision made on the 23rd day of November, 2023 by Laois County Council to grant subject to conditions a permission to McKenzie Developments Limited care of McGrane and Partners Architects of Paradigm House, Dundrum Office Park, Dundrum, Dublin.

Proposed Development: Construction of 60 number dwellings of 16 number houses comprising of six number two-storey three-bedroom end-of-terrace houses and 10 number two-bedroom mid-terrace houses and 44 number apartments in two number four-storey blocks comprising of 22 number two-bedroom apartments and 22 number one-bedroom apartments to include bin and bicycle storage, car parking requirements, landscaping and all other necessary ancillary site development works. This is an amendment to the planning permission previously granted under planning register reference number 00/994, all at 106-165 The Glen, Kilnacourt Woods, Portarlinton, County Laois, as revised by the further public notices received by the planning authority on the 31st day of October, 2023.

Decision

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

Reasons and Considerations

On the basis of the information provided with the planning application and the appeal, having regard to the Screening Determination undertaken by the Inspector, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not adversely affect the integrity of the River Barrow and River Nore Special Area of Conservation (Site Code: 002162), in view of the site's Conservation Objectives. In such circumstances, the Board is not satisfied to grant permission for the proposed development.

In deciding not to accept the Inspector's recommendation to raise a new issue with the parties pursuant to Section 137 of the Planning and Development Act 2000, as amended, the Board noted that the requirements in relation to Appropriate Assessment Screening and/or Appropriate Assessment are not considered a new issue.



Eamonn James Kelly

Member of An Bord Pleanála

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

Dated this 20th day of December, 2024.