



An  
Bord  
Pleanála

**Board Direction**  
**BD-007455-21**  
**ABP-308414-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained, its location of within the grounds of an established educational site, the suitable educational and community zoning pertaining to the site, the proximity to adjacent dwellings, and the policies and objectives of the Laois County Council Development Plan 2017 – 2023 and the Portlaoise Local Area Plan 2018-2024, it is considered that subject to the compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities of the area, and therefore, would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and

the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

- 2 Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

- 3 A block wall, 2 metres in height, capped, and rendered, on both sides, shall be provided along or inside the western boundary of the school site. Details of the proposed wall shall be submitted to, and agreed in writing with, the planning authority and shall be completed with 6 months of the date of this order.

**Reason:** In the interest of residential and visual amenity.

- 4 The permission for the four prefabricated classrooms, the subject of this appeal, shall cease on or before the expiration of a period of five years from the date of this order. At the end of that period the structures shall be removed unless a subsequent permission is granted in the interim.

**Reason:** In the interest of clarity and the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/02/2021

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Maria FitzGerald