

An
Bord
Pleanála

Board Direction
BD-008739-21
ABP-309342-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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

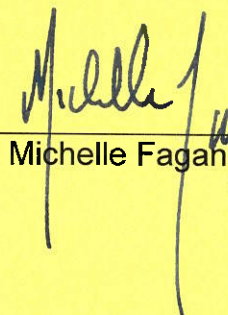
Reasons and Considerations

1. The northern end of the site is located with the boundary of the Durrow Architectural Conservation Area (ACA) as identified in the Laois County Development Plan, 2017-2023 where OBJ6 of section 7.4 states that is an objective of the council to ensure the preservation and enhancement of the special character of existing and forthcoming ACAs and their settings, and where specific features of note relating to the ACA are set out at Appendix 2 of the Plan. Notwithstanding the fact that the footprint of the proposed development would be outside of the ACA boundary, the form, design and materials of development proposed, in particular the design building line and materials of the proposed corner block at the junction of the Derry Road and the N77, is considered to be significantly out of keeping with the established form of development within the village and the characteristics for which the ACA has been identified and such that it would have a negative impact on the visual and special character of the ACA. The proposed development would therefore be seriously injurious to the visual amenities and streetscape character in this location such as to be contrary to Policy OBJ6 of the Plan and would be contrary to the proper planning and sustainable development of the area.

2. The location and layout of the parking spaces to serve the development, in particular those spaces proposed to serve units Nos. 1 and 2 which are parallel to the road such and would require vehicles to cross the public footpath and which are located in close proximity to the N77 / Derry Road junction, would result in vehicular movements that would conflict with pedestrians and existing traffic on the Derry Road. The proposed development would therefore endanger public safety by reason of a traffic hazard and conflict with pedestrians.

Note: The Board did not agree with the Inspector with regard to the impact of the proposed development on Derry Road, and considered that suburban character of the design of the three semi-detached units proposed to front onto the Derry Road would be out of keeping with the established form of development within the village.

Board Member


Michelle Fagan

Date: 20/07/2021