



An
Bord
Pleanála

Board Direction
BD-010880-22
ABP-311954-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2022.

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

Reasons and Considerations

1. It is considered that the proposed development by reason of its siting, design, massing and scale, including the requirement to remove elements of the historic boundary wall to facilitate a vehicular access, would seriously detract from the architectural character of the curtilage, attendant grounds and setting of the Protected Structure, Heath House. The proposed development would, therefore, be contrary to Policy BH5 of the Laois County Development Plan 2017-2023, which seeks to "Safeguard Protected Structures from works that would adversely affect or erode their special character....", would seriously injure the visual amenities of the area and would therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within an Area under Strong Urban Influence' as set out in the Laois County Development Plan 2017-2023 or the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in Appendix 7 of the current *Laois* Rural Design Guidelines, which Guidelines are considered to be reasonable. In addition, the site adjoins and overlooks, the Great Heath a proposed Natural Heritage Area, a valuable and unique

landscape resource. Having regard to the topography of the site, the exposed positioning of the proposed development, together with the depth and scale of the proposed dwelling, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 14/06/2022