

An
Bord
Pleanála

Board Direction
BD-015924-24
ABP-317493-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2024.

The Board decided to make a split decision, to

(1) grant permission to retain a condition to planning file ref 17/690 for the existing dry dash and brickwork external wall finishes to house no's 54, 54A 55, 55A, 56, 56A, 57, 57A, 58, and 58A,

and

(2) refuse permission for the omission of a condition to planning file ref 17/690 for a boundary treatment type to the gardens of house no's 54, 54A 55, 55A 56, 56A 57, 57A 58 and 58A, consisting a 500mm high railing on a 250mm high wall along the entire front boundary,

generally in accordance with the Inspector's recommendation, for the following reasons and considerations and the following conditions.

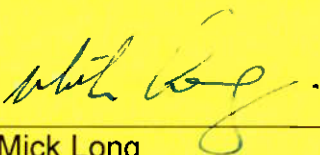
Reasons and Considerations

(1) The retention of the existing dry dash and brick finish as constructed finishes to house no's 54, 54A 55, 55A, 56, 56A, 57, 57A, 58, and 58A are acceptable and would accord with the wider development.

(2) The omission of the specified front fencing boundary treatment consisting of a 500mm high railing on a 250mm high wall along the entire front boundary to the gardens of house no's 54, 54A 55, 55A 56, 56A 57, 57A 58 and 58A, Lake Drive, Kilminchy would constitute a permanent diminution in the residential amenities of the permitted dwellings and would be likely to lead to an ad hoc approach to the provision of such boundaries, impacting on the visual amenities of the area and

would be contrary to the Development Management Standard for Residential Development, DM HS 10, of the Laois County Development Plan 2021 – 2027. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 25/03/2024