

An  
Bord  
Pleanála

**Board Direction**  
**BD-018337-24**  
**ABP-318577-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2024.

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

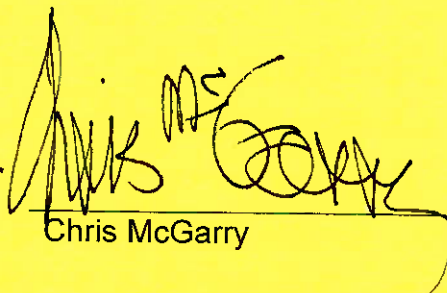
#### **Reasons and Considerations**

1. The subject site is the curtilage/attendant grounds associated with a building listed as a protected structure in the Laois County Development Plan 2021-2027. Having regard to the policies and objectives of the development plan, in particular Development Management Standard DM PS 1 relating to development within the curtilage of a protected structure, it is considered that, by reason of its overall layout, scale, and design, the proposed development would seriously detract from the architectural character and setting of a protected structure and would erode the integrity of the remaining walled garden of the protected structure. The proposed development would materially and adversely affect the character of the protected structure, 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. Having regard to the extent of the red line boundary of the application site, to the form and layout of the proposed development, which entails bedroom and related accommodation in the form of 'hotel room units' but with no element of food or other hotel type services within the application site and in the absence

of information within the application documentation setting out clearly if and in what form the proposed development would relate to or be reliant upon other services within the adjoining premises for prospective hotel guests, the Board cannot be satisfied that the proposed development can operate as so described in the application. On this basis it is considered that the proposed development on its own would constitute a substandard form of development for prospective users and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the commentary by the inspector that the public notices did not adequately describe the nature and extent of the proposed development. However, it was considered that the description as read on its content would allow for a decision on the application to be made. Equally, the Board shared the overall view of the inspector, that the application documentation provided insufficient information to enable a determination of a clearly set out relationship, including operational and shared services detail, between the proposed development and the adjoining premises in the ownership of the applicant, and thus made it uncertain as to how and in what form the proposed development as applied for, would operate effectively. In this context the current proposal was deemed inappropriate by reference to proper planning and sustainable development.

Board Member



Chris McGarry

Date: 02/12/2024