

An  
Bord  
Pleanála

**Board Direction**  
**BD-017484-24**  
**ABP-319036-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2024.

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

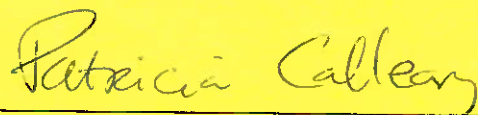
### **Reasons and Considerations**

- 1 Having regard to the existing character and the prevailing pattern of development in the area, and the site location to the rear of existing residential properties, it is considered that the proposed development, by reason of its location and layout and design, would represent haphazard backland development, which would be out of character with its surroundings, and would be contrary to the proper planning and sustainable development of the area.
- 2 Having regard to the location of the proposed development within the curtilage of Protected Structures (RPS 041\_A and RPS 041\_B) listed in the Laois County Development Plan 2021-2027, and involving the demolition of parts of structures and alteration to structures in the curtilage of protected structures, the Board is not satisfied that the impact on protected structures has been adequately addressed or that the re-use of existing structures in the manner proposed conserves, protects or enhances the built heritage in accordance with the policy objectives for protected structures. The proposed development would accordingly be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board did not attach the inspector's recommended reason number 3, as having regard to the small scale nature of the development, and notwithstanding concerns raised in the grounds of appeal, the Board noted that no scientific evidence was advanced such as would lead the Board to objectively conclude that the proposed development would adversely impact on the operation of the adjoining stud farm. The Board did not share the inspector's conclusion on this matter or find that the proposed development would be contrary to the proper planning and sustainable development of the area for this particular reason.

**Board Member**



Patricia Calleary

**Date:** 17/09/2024