



An
Bord
Pleanála

Board Direction
BD-018530-24
ABP-320221-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2024.

The Board decided to grant permission for retention, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Laois County Development Plan 2021-2027, to its transportation objectives including TRANS 1, 6 and 7, and to the locations of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the retention of security gates at two existing entrances and all ancillary site works would not result in an intensification of use at existing entrances and would maintain, improve and protect the safety, capacity and efficiency of Laois's roads network. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the retention of development, the Board noted the application is confined to the

retention of security gates at existing entrances. Having regard to the totality of information on the file, the Board noted that site notices were displayed in the two relevant locations and that the planning authority, in considering the information submitted in the planning application was not substantially incorrect or that substantial information had been omitted, did not invalidate the application. The Board, therefore, did not consider itself precluded from considering the appeal.

Conditions

1. The development shall retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of June 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. The developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

3. Any external lighting shall be cowled and directed away from the public roadway.

Reason: In the interest of traffic amenity.

Board Member

Eamonn James Kelly
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Date: 19/12/2024