

An
Bord
Pleanála

Board Direction
BD-019694-25
ABP-321695-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2025.

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

Reasons and Considerations

Having regard to the planning history of the site, with particular reference to planning register number 22/447, the pattern of development in the area, the scale, form and design of the development proposed for retention, and to the provisions of the Laois Development Plan, 2021-2027, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

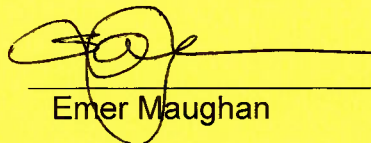
2. Apart from any departures specifically authorised by this permission, the development shall be retained, carried out and completed in accordance with the terms and conditions of the permission granted on the 10th day of October, 2022, under planning register reference number 22/447, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The site shall be landscaped, using **only** indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing the planning authority within 3 months from the date of this Order. This scheme shall include the establishment of a hedgerow along the front, side and rear boundaries of the site, with the exception of the extent necessary to provide for the entrance to the site. This planting shall be implemented not later than one year from the date of this Order. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of two years of planting shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

Board Member



Emer Maughan

Date: 19/05/2025