

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Laois County**

**Planning Register Reference Number: 15/303**

An Bord Pleanála Reference Number: PL 11.245663

**APPEAL** by Ann Egan and John Byrne of “Roseann”, Saint Fergal’s Road, Ballacolla, County Laois against the decision made on the 25<sup>th</sup> day of September, 2015 by Laois County Council to grant subject to conditions a permission to Nicola Tobin and Paul Kavanagh care of Eamonn Hughes Architectural Design Service of Tir na nOg, Grangefertagh, Johnstown, County Kilkenny in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** (a) Retain as constructed front entrance walls to the site and retain as constructed south and west boundary walls to adjoining neighbour. (b) Permission to complete the above entrance walls including erection of pier and wall capping and permission to complete the above boundary walls including erection of pier and wall capping and erection of fence between the boundary piers. (c) Erection of new fence with internal hedging to the west roadside site boundary. (d) All associated site works. All at Park, Ballacolla, County Laois.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the nature, scale, design and location of the development proposed to be retained and completed, the planning history of the site, and the pattern of development in the area, it is considered that the development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITIONS**

1. The development shall be 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 condition. Where such condition requires 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**