



Planning and Development Acts 2000 to 2020

Planning Authority: Laois County Council

Planning Register Reference Number: 19/313

APPEAL by Keith and Wendy Delaney care of Daniel Keane of 20 Church Street, Portlaoise, County Laois against the decision made on the 20th day of July, 2020 by Laois County Council to refuse permission.

Proposed Development: Construction of four three bedroomed dwellinghouses to include a terrace of three, one dwellinghouse adjoined to previously granted block of semi-detached houses, additional car parking spaces, upgrading of previously granted septic tank treatment system to seven house system (planning register reference number 18/576), permission is also sought to demolish sheds onsite and all associated site works at Coolrain Village, Mountrath, County Laois.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

1. Having regard to the location of the proposed houses within the 28 metres distance cited in Table 4 (Recommended Minimum Distances from Treatment Systems) of the Wastewater Treatment Manuals Treatment Systems for Small Communities, Business, Leisure Centres and Hotels published by the Environmental Protection Agency in 1999, it is considered that the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. The design of the proposed Townhouse Number 1 with a 'barn' roof form and its proximity and impact on the adjacent protected structure (RPS Number 346, 'Sheeran's Thatched Pub') is considered discordant with the historic village streetscape and overbearing on the protected structure and , therefore, would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.