



Planning and Development Acts 2000 to 2020

Planning Authority: Laois County Council

Planning Register Reference Number: 20/387

Appeal by Gerald J. White and Fiona White of Nyali Lodge, Stradbally Road, Portlaoise, County Laois against the decision made on the 16th day of September, 2020 by Laois County Council to grant subject to conditions a permission to the Board of Management Kolbe Special School care of Joseph Mackey Architects of Abbeyleix, County Laois in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of four number existing prefabricated classrooms and all associated works at Kolbe Special School, Block Road, Summerhill, Portlaoise, 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 and scale of the development proposed to be retained, its location within the grounds of an established educational site, the suitable educational and community zoning pertaining to the site, the proximity to adjacent dwellings, and the policies and objectives of the Laois County Development Plan 2017–2023 and the Portlaoise Local Area Plan 2018-2024, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities of the area, and 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. A block wall, two metres in height, capped, and rendered, on both sides, shall be provided along or inside the western boundary of the school site. Details of the proposed wall shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

4. The permission for the four prefabricated classrooms, the subject of this appeal, shall cease on or before the expiration of a period of five years from the date of this order. At the end of that period the structures shall be removed unless a subsequent permission is granted in the interim.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2021