

Planning and Development Acts 2000 to 2020

Planning Authority: Laois County Council

Planning Register Reference Number: 20/184

APPEAL by Durrow Development Forum of Patrick Street, Durrow, County Laois against the decision made on the 7th day of January, 2021 by Laois County Council to grant subject to conditions a permission to Oxley Electrical Limited care of Cole Planning and Design Limited of Derry, Portlaoise, County Laois.

Proposed Development Demolish existing house and the construction of an eight-unit residential development consisting of two number two-storey semi-detached four-bedroom houses , four number two-storey semi-detached three-bedroom houses, two number two-storey semi-detached two-bedroom houses. The proposed development will also include footpaths, public open space, foul and surface water drainage, water services, landscaping and all associated infrastructural works and services on 0.22 hectares, on lands at Derry Road, Durrow, County Laois.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

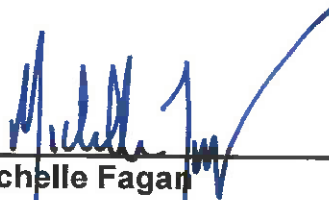
Matters Considered

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

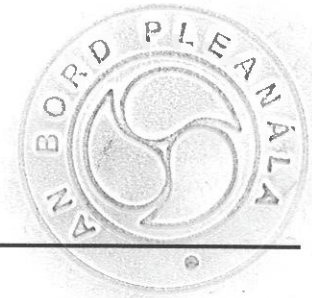
1. The northern end of the site is located within the boundary of the Durrow Architectural Conservation Area (ACA), as identified in the Laois County Development Plan, 2017 - 2023 where OBJ6 of section 7.4 states that it is an objective of the Council to ensure the preservation and enhancement of the special character of existing and forthcoming ACAs and their settings, and where specific features of note relating to the ACA are set out at Appendix 2 of the Plan. Notwithstanding the fact that the footprint of the proposed development would be outside of the ACA boundary, the form, design and materials of development proposed, in particular the design building line and materials of the proposed corner block at the junction of the Derry Road and the N77, is considered to be significantly out of keeping with the established form of development within the village and the characteristics for which the ACA has been identified and such that it would have a negative impact on the visual and special character of the ACA. The proposed development would, therefore, seriously injure the visual amenities and streetscape character in this location such as to be contrary to Policy OBJ6 of the current Development Plan for the area and would be contrary to the proper planning and sustainable development of the area.

2. The location and layout of the parking spaces to serve the development, in particular those spaces proposed to serve Units Numbers 1 and 2 which are parallel to the road, would require vehicles to cross the public footpath and which are located in close proximity to the N77/Derry Road junction, would result in vehicular movements that would conflict with pedestrians and existing traffic on the Derry Road. The proposed development would, therefore, endanger public safety by reason of a traffic hazard and conflict with pedestrians.



Michelle Fagan

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



Dated this 26th day of July 2021.