

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: 22/682**

**Appeal** by Brian Phelan Key Site Maintenance Limited of Gornalee, Donaghmore, County Laois against the decision made on the 15<sup>th</sup> day of December, 2022 by Laois County Council to grant subject to conditions a permission to Trevor Stanley on behalf of Rathdowney Community Centre CLG care of Leslie Colton of Underhill, Rathmore, Stradbally, County Laois in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** To alter a portion of boundary wall and all associated site works at Church Street, Rathdowney, County Laois.

**Decision**

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

## Reasons and Considerations

Having regard to the provisions of the Laois County Development Plan 2021-2027 and the nature, extent and location of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the proper planning and sustainable development of the area.

## Conditions

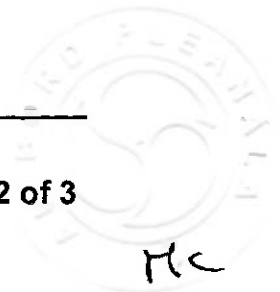
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The boundary wall shall be constructed in accordance with plans and particulars received by the planning authority on the 4<sup>th</sup> day of November, 2022 and shall be plastered and capped.

**Reason:** In the interest of visual amenity.

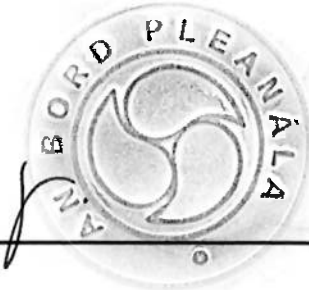
3. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.



**Reason:** In the interest of sustainable waste management.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including dust minimisation and measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.

**Reason:** In the interests of amenities, public health and safety.



---

Mary Cregg

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

Dated this 19<sup>th</sup> day of February 2024.