



An
Bord
Pleanála

Board Order
ABP-316273-23

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 22/399

APPEAL by John A. Moloney of 27 Patrick Street, Mountmellick, County Laois against the decision made on the 21st day of March, 2023 by Laois County Council to grant subject to conditions a permission to Patrick and Tara Lalor of Coolagh Lane, Geashill, County Laois in accordance with plans and particulars lodged with the said Council.

Proposed Development: Convert and renovate an existing dwelling. Works to include subdividing the dwelling into four number one-bedroom apartments, together with all necessary ancillary services and associated site works. The proposed works are within the curtilage of a protected structure RPS 695 and RPS 030 at 28 Patrick Street, Mountmellick, County Laois

Decision

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

Reasons and Considerations

It is considered that the proposed layout and design of the proposed apartment development would produce a substandard form of development with all the proposed apartments falling below the minimum 45 square metres required for one bed apartments and would be contrary to strategic objective CS11 of the Laois County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector, the Board acknowledged the planning authority could practically and flexibly apply the general requirements of the guidelines: "in relation to refurbishment schemes, particularly in historic buildings", under the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, SPPR 3 however, the Board did not have sufficient information or development detail to be satisfied the shortfall in individual unit floor area is compensated for by the external secure storage space provided for each apartment.



The Board was not satisfied that the proposed development had considered the existing and proposed future use of and access to the entire curtilage of the protected structure indicated within the blue line of wider land holdings on maps received with the application including the outbuildings and open space on the site and by virtue of the level of intervention, could have a detrimental and irreversible impact on the essential qualities of the curtilage of the protected structure, thereby materially affecting its character.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 15th day of March 2024.