



Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 22/568

APPEAL by Mary Coss and others care of 27 Davitt Court, Mountmellick, County Laois and by The Board of Management of Scoil Phadraig Naofa care of Fitzgibbon McGinley Architects Limited of Unit W9C Ladytown Business Park, Naas, County Kildare against the decision made on the 23rd day of August, 2023 by Laois County Council to grant subject to conditions a permission to Corrigeen Building Company Limited care of Daniel P. Keane, Architectural Technologist of 20 Church Street, Portlaoise, County Laois.

Proposed Development: (A) demolish existing building; (B) build 32 two bedroom apartments in four two storey blocks; (C) bin bays and cycle shelters; (D) 61 parking spaces; (E) site entrance and all associated site works at Davitt Road, Mountmellick, County Laois as revised by the further public notices received by the planning authority on the 28th day of July 2023.

Decision

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

Reasons and Considerations

The proposed development, by virtue of the design and site layout, in particular, with reference to the following:

- (a) the quantity, quality and distribution of communal open space across the site required to serve the development;
- (b) the visual dominance across the site of surface car parking and associated access roads;
- (c) the location of Block A in close proximity to the shared site boundary to the north-west which impacts on the development potential of this adjacent site, and
- (d) the substandard form of private open space proposed to the apartments in Block A arising from shared access arrangements traversing these private open spaces;

the Board considered that the proposed development would result in a substandard form of development that fails to integrate with the surrounding area, would negatively impact on the amenities of future residents and does not represent the optimum design solution for this town centre site. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 02nd day of September 2024