



Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 2360054

APPEAL by Orchard Drive Residents' Association care of Natasha Daly of 5 Orchard Drive, Portarlinton, County Laois against the decision made on the 8th day of November, 2023 by Laois County Council to grant subject to conditions a permission to Noel Martin care of MKO of Tuam Road, Galway.

Proposed Development: Development of a hotel within three single storey buildings consisting of 10 number hotel room units comprising of: Building 1 – four number units (177 square metres gross floor area). Building 2 – four number units (177.2 square metres gross floor area). Building 3 – two number units (88.6 square metres gross floor area). The provision of external hard and soft landscaping. The removal of 12 number existing trees on site. The provision of a doorway and ramped pedestrian access to the rear garden. The provision of cycle parking and alterations to the existing car parking layout. Provision of all other associated and ancillary site and development works, all at The East End Hotel, Main Street, Portarlinton, County Laois, within the curtilage of a protected structure (register reference number 12900232/Recorded Protected Structure number137).

Decision

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

Reasons and Considerations

1. The subject site is the curtilage/attendant grounds associated with a building listed as a Protected Structure in the Laois County Development Plan 2021-2027. Having regard to the policies and objectives of the development plan, in particular Development Management Standard DM PS 1 relating to development within the curtilage of a Protected Structure, it is considered that, by reason of its overall layout, scale, and design, the proposed development would seriously detract from the architectural character and setting of a Protected Structure and would erode the integrity of the remaining walled garden of the Protected Structure. The proposed development would materially and adversely affect the character of the Protected Structure, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

A handwritten signature in black ink, appearing to be 'JMS', is located in the bottom right corner of the page. It is written over a faint circular stamp that is partially visible.

2. Having regard to the extent of the red line boundary of the application site, to the form and layout of the proposed development, which entails bedroom and related accommodation in the form of 'hotel room units' but with no element of food or other hotel type services within the application site and in the absence of information within the application documentation setting out clearly if and in what form the proposed development would relate to or be reliant upon other services within the adjoining premises for prospective hotel guests, the Board cannot be satisfied that the proposed development can operate as so described in the application. On this basis it is considered that the proposed development on its own would constitute a substandard form of development for prospective users and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 2nd day of December 2024.