

An
Bord
Pleanála

Board Order

ABP- 319036-24

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 23/60117

Appeal by Allistair Pim care of Dan Keane, Architectural Technologist of 20 Church Street, Portlaoise, County Laois against the decision made on the 18th day of January, 2024 by Laois County Council to grant permission subject to conditions to Martin and Bernadette Nolan care of Total Planning and Design Solutions of Coolbanagher, Emo, Portlaoise, County Laois.

Proposed Development: Demolition of a portion of a derelict outbuilding and for permission to renovate a portion of an existing outbuilding and construction of a new townhouse together with all ancillary services. The proposed works are within the curtilage of protected structures – register reference numbers RPS 041 A and B all at Park Street, Irishtown, Mountmellick, County Laois as revised by the further public notices received by the planning authority on the 19th day of December 2023.


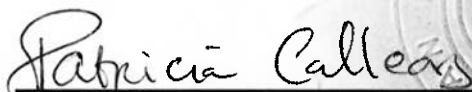
Decision

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

P.C. -

Reasons and Considerations

1. Having regard to the existing character and the prevailing pattern of development in the area, and the site location to the rear of existing residential properties, it is considered that the proposed development, by reason of its location, layout and design, would represent haphazard backland development, which would be out of character with its surroundings, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development within the curtilage of Protected Structures (RPS 041_A and RPS 041_B) listed in the Laois County Development Plan 2021-2027, and involving the demolition of parts of the structures and alteration to structures in the curtilage of protected structures, the Board is not satisfied that the impact on protected structures has been adequately addressed or that the re-use of existing structures in the manner proposed conserves, protects or enhances the built heritage in accordance with the policy objectives for protected structures. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 23 day of September 2024