



An
Bord
Pleanála

Board Order ABP-319935-24

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 23/60393

Appeal by Kate O'Shea care of Dan Keane Architectural Technologists of 20 Church Street, Portlaoise, County Laois against the decision made on the 20th day of May, 2024 by Laois County Council to refuse permission.

Proposed Development: New vehicle access to Iveagh House from Vignoles Gardens to include electric gate and all associated site works, all at Iveagh House, French Church Street, Portarlinton, County Laois.

Decision

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

Reasons and Considerations

Having regard to the nature and location of the proposed development, the lack of adequate sightlines for vehicles exiting the access point, and the layout of parking spaces, in particular the adjacent disabled car parking space, it is considered that the proposed development would endanger public safety by reason of traffic hazard. Furthermore, the proposed development would conflict with national policy objectives and the policy and objectives of the Laois County Development Plan 2021-2027 and, having regard to the Draft Joint Local Area Plan for Portarlinton, which seeks to promote permeability in town centres, to promote active modes of transport over the needs of the private car, and make town centres more pedestrian and cycle friendly, it is considered that the proposed development would increase safety risks for pedestrians. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this ^{15th} day of *January* 2025.