



An  
Bord  
Pleanála

## Board Order ABP- 320243-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: 23/60241**

**Appeal** by Mary Clear and Others of Cush, Clonaslee, Laois against the decision made on the 27<sup>th</sup> day of June, 2024 by Offaly County Council to grant permission subject to conditions to Katie Quinn care of Adrian Donoghue Design Studio of The Long Acre, Clonanny, Portarlinton, County Laois.

**Proposed Development:** Permission for construction of a storey and half type dwelling and domestic garage with effluent treatment system and percolation area with new vehicular entrance and all associated site works all at Gorteen, Killeigh, County Offaly.

### Decision

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

P.C.

## Reasons and Considerations

By reason of its design and bulk, the proposed development would fail to comply with Policy SSP-27(4) and Development Management Standard DMS-48 of the Offaly County Development Plan 2021-2027 in relation to design and siting and would be visually obtrusive in this open rural area. 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 11<sup>th</sup> day of December 2024.