

An  
Bord  
Pleanála

Board Order  
ABP-321695-25

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## **Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: 2460645**

**Appeal** by Shaun Fitzpatrick of Ross, Ballyfin, Portlaoise, County Laois against the decision made on the 18<sup>th</sup> day of December 2024, by Laois County Council, to grant permission, subject to conditions, to Connor O'Shaughnessy care of DKA Chartered Architectural Technologist of 20 Church Street, Portlaoise, County Laois for the proposed development.

**Proposed Development:** Retention: Minor alterations to dwelling house, entrance and boundary treatments site layout and all associated site works from proposed works granted under planning file reference number 22/447 at Ross, Ballyfin, County Laois.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the planning history of the site, with particular reference to planning register number 22/447, the pattern of development in the area, the scale, form and design of the development proposed for retention, and to the provisions of the Laois Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

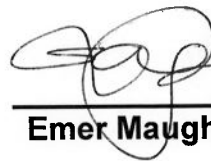
**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be retained, carried out and completed in accordance with the terms and conditions of the permission granted on the 10<sup>th</sup> day of October 2022, under planning register reference number 22/447, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing the planning authority within three months from the date of this Order. This scheme shall include the establishment of a hedgerow along the front, side and rear boundaries of the site, with the exception of the extent necessary to provide for the entrance to the site. This planting shall be implemented not later than one year from the date of this Order. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of two years of planting shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

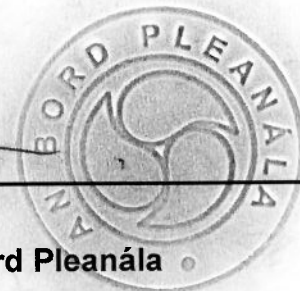
**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.



**Emer Maughan**

**Member of An Bord Pleanála**

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



Dated this 20<sup>th</sup> day of May 2025.