



An
Bord
Pleanála

Board Order 11.LV.3342

Planning and Development Acts 2000 to 2016

Planning Authority: Laois County Council

Planning Register Reference Number: 16/463

Application for Leave to Appeal against the decision of the planning authority by Niamh Lanigan and others care of Burns Nowlan Solicitors of 31 Main Street, Newbridge, County Kildare having an interest in land adjoining the land in respect of which Laois County Council decided on the 27th day of April, 2017 to grant subject to conditions permission to Pat Moore Partnership care of Jason Redmond Associates Consulting Engineers of 31 Jessop Street, Portlaoise, County Laois.

Proposed Development: A 39-unit housing development consisting of 20 number two-storey semi-detached houses, 12 number two-storey terraces houses, six number one storey semi-detached houses and one number one storey detached house. The proposed development will be accessed from the existing Landsdowne/Castlelea Estate and the proposed development will also include estate roads, footpaths, public open space, foul and surface water drainage, landscaping and all associated infrastructure works and services on 1.128 hectares at Cooltederry, Portlarlinton, County Laois.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

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

Dated this day of 2017