

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION

Registered Post/by e-mail

To: Shane Carney & Niamh Bracken
c/o Trisha Lynam
Streamstown,
Mullingar,
Co. Westmeath
N91V8P5

Planning Register Number: 26/60415
Valid Application Received: 29/06/2026
Further Information Received Date: 02/09/2026
Date of Decision: 14/09/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 14/09/2026 decided to GRANT PERMISSION to the above named for development of land, namely: - construct a private dwelling house, domestic garage, new connections to mains foul sewer & water infrastructure, entrance onto public road and all ancillary site services. at Tirhogar,, Killenard,, Portarlinton, Co. Laois in accordance with the documents received by the planning authority, subject to the **13 conditions** set out in the attached schedule. The planning authority have had regard to any submissions, objections or representations made on this file.

Signed on behalf of Laois County Council

Eamon Cahill

Administrative Officer, Planning Department

Date: 14/09/2026

Please arrange to remove the site notice forthwith.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL FINAL GRANT OF PLANNING PERMISSION IS ISSUED.

Provided there is no appeal against this DECISION a Final Grant of planning permission will issue following the expiration of four weeks.

See footnote at the end of this document for details of appeal procedures. The applicant is advised that unless the development as described above is carried out within five (5) years from the date of Final GRANT, planning permission will cease to have effect. See Section 40 of the Planning & Development Act, 2000 as amended.

Contact the Planning Department:

Phone: 057 866 4039 - Email: planning@laoiscoco.ie

Footnote:

An appeal against a decision of a planning authority under the Planning and Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 858 8100 or Lo-call 1800 275 175) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision which was (14/09/2026). This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Coimisiún Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee.

For more information on how to make an appeal see www.pleanala.ie

SCHEDULE 1

Having regard to the provisions of the Laois County Development Plan 2021 – 2027, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the development would not seriously injure the amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety and would be in accordance with the proper planning and sustainable development of the area.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars received by the Planning Authority on 29/06/2026 and the further information received on 02/09/2026, except where altered or amended by conditions in this permission.

Reason: In the interests of clarity and orderly development and to ensure that the development takes place in accordance with the permission to which this departure relates.

2. The dwelling and garage, including the external finishes, shall be constructed in accordance with the plans, particulars and specifications received by the Planning Authority on 29/06/2026, as amended and superseded by the Further Information received on 02/09/2026 unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity and the proper planning and sustainable development of the area.

3. (a) Where the developer proposes to connect to a public water/wastewater network operated by Uisce Éireann, the developer shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

(b) Any proposals by the developer to divert or build over any existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.

(c) All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

(d) The developer shall ensure that a clean, potable water supply is provided prior to first occupation which complies with the E.U. (Drinking Water) Regulations, S.I. No. 99 of 2023 as amended.

Reason: In the interests of public health, residential amenity and proper planning.

4. The site and entrance shall be laid out and completed in accordance with the plans and particulars received by the Planning Authority on 29/06/2026, as amended and superseded by the Further Information received on 02/09/2026, unless otherwise agreed in writing with the Planning Authority.

CONDITIONS

Reason: In the interests of visual and residential amenity.

5. (a) The overall site shall be used for domestic-related purposes only, and not for any commercial, workshop, or other non-domestic use.

(b) The garage shall not be used for human habitation, any commercial, workshop or other non-domestic use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling on the site.

Reason: In the interests of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

6. (a) All surface water run-off from roofs, entrances and parking areas shall be collected and disposed of within the site to the surface water sewer. In particular, no such surface water run-off shall be allowed to flow onto the public roadway, public foul sewer or adjacent properties.

(b) The proposed development shall not interfere with existing land or road drainage.

(c) No contaminated storm water shall be discharged to any public sewer, watercourse, drain or soakaways.

Reason: To prevent flooding of the public road, in the interests of traffic safety and in the interests of public health.

7. (a) The proposed entrance to the site shall be recessed 4.3m behind the front boundary line. Only the recessed space shall be splayed with wing walls, timber fences or stone banks not exceeding 1.2m in height. The existing stone roadside boundary shall be retained, except to the minimum extent necessary to provide the entrance and required sightlines. Any reinstated sections of the existing stone boundary shall use salvaged stone, where practicable, and shall match the existing boundary in height, form, materials and finish.

(b) Adequate sight distances of 90 metres to the south and 80 metres to the north shall be provided and permanently maintained at the site entrance. The sight distances shall be measured from a point 3 metres in from the road edge and from a driver's eye height of 1.05 metres to an object height of 1.15 metres.

(c) Any damage caused to the adjoining public thoroughfare shall be made good at the developer's expense to the satisfaction of the Planning Authority.

CONDITIONS

(d) No new wall shall be erected along the front roadside boundary, other than the permitted entrance wing walls and the reinstatement of sections of the existing stone boundary in accordance with part (a) of this condition, whether or not such works would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended.

Reason: To ensure the provision of an adequate entrance to the development in the interests of traffic safety.

8. The developer shall ensure that electrical vehicle charge points are provided linked to the individual domestic electricity meter.

Reason: To promote the use of renewable energy.

9. (a) The developer is required to consult with ESB regarding any overhead power line prior to the commencement of any work on this development.

(b) Any external lighting shall be cowled and directed away from the public roadway and adjoining properties.

Reason: In the interests of traffic safety and residential amenity.

10. (a) During the construction stage of the proposed development, the developer shall comply with the document titled "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects" published by the Environmental Protection Agency.

(b) During the development works, the developer is not to permit any material from the site to be spread or deposited along the public roadway. The developer shall be responsible for maintaining the adjoining public thoroughfare and properties in a neat, tidy and safe condition.

Reason: In the interests of the reduction and best practice management of construction waste from the proposed development, public health, pollution control and traffic safety.

11. Site development and building works shall be carried out between the hours of 8:00am to 6:00pm Mondays to Fridays inclusive, between 9:00am to 1:00pm on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

CONDITIONS

Reason: In order to safeguard the residential amenities of property in the vicinity.

12. (a) No part of the proposed development shall encroach, oversail or otherwise physically impinge upon any adjoining property save with the prior written agreement of the owner(s) thereof.

(b) Any damage caused to the adjoining public thoroughfare shall be made good at the developer's expense to the satisfaction of the Planning Authority.

Reason: In the interests of public safety, residential amenity and proper planning.

13. Prior to the commencement of development, a contribution shall be payable to Laois County Council, in accordance with the Council's Development Contribution Scheme 2025-2031 in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.

The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme: -

The dwelling is classified as **Urban Residential (located inside the Local Area Plans and designated settlement boundaries)** as per the Laois County Development Plan 2021-2027 and the Local Area Plans for Portlaoise, Portarlington, Mountmellick and Graiguecullen.

Urban Residential	No. of Units	<u>Charge</u>	Total per Contribution
Transport and Roads Infrastructure	1	€4,000.00	€4,000
Social and Community Infrastructure, Regeneration and Amenities	1	€4,000.00	€4,000
Total Development Contributions			€8,000

CONDITIONS

The garage is classified as **Ancillary Residential** as per the Laois County Development Plan 2021-2027 and the Local Area Plans for Portlaoise, Portarlinton, Mountmellick and Graiguecullen.

Sheds, garages and similar type buildings within the site curtilage in excess of the exempted development floor area threshold of 25 sqm.

Ancillary Residential over 40m2	Floor Area	Charge	Total per Contribution
Transport and Roads Infrastructure	19sqm	€9	€171.00
Social and Community Infrastructure, Regeneration and Amenities	19sqm	€6	€114.00
Total Development Contributions			€285.00

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Laois County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the planning authority.