Comhairle Contae Laoise | Laois County Council

Comhairle Contae Laoise, Áras an Chontae,
Port Laoise, Co. Laoise R32 EHP9.
Laois County Council, Áras an Chontae,
Portlaoise, Co. Laois R32 EHP9.

Tel +353 (0)57 866 4000
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PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

Registered Post/by e-mail

To: Brian Malone & Hannah McCarthy
c/o Declan Brennan
Parkhill
Ballyadams
Co Laois
R14WA25

Planning Register Number: 26/60666
Valid Application Received: 22/09/2026
Further Information Received Date:
Date of Decision: 13/11/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 13/11/2026 decided to **REFUSE TO GRANT** PERMISSION to the above named for development of land, namely:- construct a two-storey dwelling house, domestic garage, a new wastewater treatment system, new bored well, a new splayed entrance and all associated site works at Barrowhouse, Co. Laois in accordance with the documents received by the Planning Authority, for the **2 reason(s)** 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

a/ **ADMINISTRATIVE OFFICER, PLANNING**

DATE: 13/11/2026

Please arrange to remove the site notice forthwith.

Note:

1. Any appeal against a decision of a Planning Authority under the Planning & Development Act, 2000 as amended may be made to An Coimisiún Pleanála and must be received by the Commission **within 4 weeks** beginning on the date of the making of the decision by the Planning Authority.

2. See footnote at the end of this document for details of appeal procedures.

Laois County Council Planning Authority, Viewing Purposes Only!

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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 (13/11/2026). 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

Laois County Council Planning Authority. Viewing Purposes Only!

PLANNING REF: 26/60666 **C.E.O. NO: 755**

REASONS

1. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to excessive density of development in a rural area that lacks capacity to absorb further development. The proposed development would, therefore, be contrary to Policy DM RH1 (f) of the Laois County Development Plan 2021-2027 and consequently contrary to the proper planning and sustainable development of the area.

2. The provisions of the Laois County Development Plan 2021-2027, namely section 4.6.3 discourages ribbon development (defined as five or more houses alongside 250 metres of road frontage). Taken in conjunction with the existing level of development in this rural area, it is considered that the proposed development would give rise to sprawl, suburbanisation and an extension of ribbon development which would erode and seriously injure the rural qualities and amenities of the area. The proposed development would conflict with Policy RH18 of the Laois County Development Plan 2021-2027 and the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (updated December 2020) and would therefore be contrary to the proper planning and sustainable development of the area.

Laois County Council Planning Authority, Viewing Purposes Only!