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: Gavin Fitzpatrick
c/o Keith Cosgrove
Kellistown East
Rathoe
Carlow
R93PP7V

Planning Register Number: 26/60641
Valid Application Received: 12/09/2026
Further Information Received Date:
Date of Decision: 05/11/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 05/11/2026 decided to **REFUSE TO GRANT** PERMISSION to the above named for development of land, namely:- construct a single storey dwelling, garage, on site wasterwater treatment system, percolation area, bored well, new domestic splayed entrance and driveway and all associated site development works at Inchacooly, Monasterevin, 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: 05/11/2026

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 (05/11/2026). 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: 26/60641 **C.E.O. NO: 736**

REASONS

1. Local need

It is the policy of the Council, as set out in the Laois County Development Plan 2021-2027, to manage the development of one-off housing in rural areas in accordance with the rural housing strategy and the criteria for local rural housing need contained in Table 4.4. In this regard, the onus is on the Applicant to demonstrate compliance with the rural housing policy of the Laois County Development Plan 2021-2027.

The Planning Authority notes that the Applicant previously obtained permission for, and constructed, a dwelling within the defined local rural area at Inchacooly under Planning Permission Ref. 19/130. As such, the Applicant has already availed of the opportunity to satisfy a rural housing need within the area.

As a result, the proposed development would materially contravene the rural housing policy and local need criteria of the Laois County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area. Furthermore, the granting of permission in this instance would set an undesirable precedent for similar development in an area where one-off rural housing is strictly managed and controlled.

2. Planning System and Flood Risk Management

The proposed development is in an area which is at risk of flooding. In accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities [2009], the proposed development is classified as a highly vulnerable development, located within critical Flood Zones A and B. Accordingly, the proposed residential development would materially contravene Policy Objective DM FRM 1 and related Flood Risk Management objectives of the Laois County Development Plan 2021–2027, and would be contrary to the proper planning and sustainable development of the area.

Laois County Council Planning Authority, Viewing Purposes Only!