

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

Registered Post/by e-mail

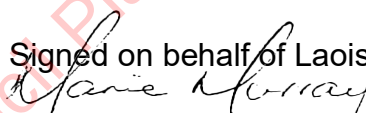
To: Mark Ward
Annamoe
Portarlinton
Offaly

Planning Register Number: 26/60433
Valid Application Received: 03/07/2026
Further Information Received Date:
Date of Decision: 25/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 25/08/2026 decided to **REFUSE TO GRANT PERMISSION** to the above named for development of land, namely:- carry out development which will consist of; the construction of a detached, single storey family dwelling, new pedestrian entrance gate on front/west wall; the provision of landscaping, including boundary treatments; and the provision of all other associated site excavation, infrastructural, and site development works above and below ground. at SPA VIEW, PORTARLINGTON, Co Laois. in accordance with the documents received by the Planning Authority, for the **4 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: 25/08/2026

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.

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 (25/08/2026). 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

REASONS

1. Overdevelopment of the Site

Having regard to the restricted size and configuration of the site, the Planning Authority considers that the proposed development would constitute an overdevelopment and over-intensive use of the site. The proposal would therefore provide an inadequate standard of residential development and would be contrary to the proper planning and sustainable development of the area.

2. Inadequate Car Parking Provision

The proposed development would provide no on-site car parking, notwithstanding the requirement for two car parking spaces per dwelling under Table 10.3 of the Laois County Development Plan 2021–2027. The applicant has not demonstrated that the required parking can be accommodated within the site or that a departure from the applicable parking standard would be justified having regard to the location and circumstances of the development. The proposal would therefore be materially contrary to Table 10.3 of the Laois County Development Plan 2021–2027 and to the proper planning and sustainable development of the area.

3. Substandard Residential Development

The proposed development would result in an unsatisfactory form of residential development due to the restricted nature of the site and uncertainty regarding the availability of sufficient developable area to accommodate the dwelling as proposed. It appears to the Planning Authority that the south-eastern boundary wall extends further into the site than indicated on the submitted drawings, reducing the effective site area available for development. As a result, the Planning Authority is not satisfied that the proposed dwelling can be accommodated on the site in the manner indicated. The proposed development would therefore be seriously injurious to the amenities of the area, materially contrary to Policy DM HS 9 of the Laois County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.

REASONS

4. Inadequate Private Open Space

The Planning Authority is not satisfied that the proposed development would provide an adequate level of usable private open space in accordance with DM HS 6 of the Laois County Development Plan 2021-2027. The submitted private open space calculations include narrow and awkward areas which should not be counted as usable amenity space. Furthermore, having regard to the concerns set out under Reason No. 3, the Planning Authority is not satisfied that the level of private open space indicated can be provided as proposed. In addition, insufficient information has been submitted to demonstrate that adequate private amenity space would remain available to serve the existing dwelling. The proposal would therefore be seriously injurious to the amenities of the area, materially contrary to Policy DM HS 6 of the Laois County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.