



COMHAIRLE CHONTAE LAOISE LAOIS
COUNTY COUNCIL

Áras an Chontae
Portlaoise,
Co Laois
R32 EHP9

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PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

REGISTERED POST

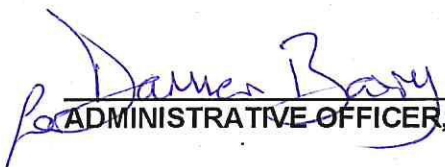
TO: Wesley McDonald & Lorraine Knowles,
Slatt Lower,
Wolfhill,
Via Athy
Co. Laois
R14 PX51

Planning Register Number: 26/35
Valid Application Received: 03/06/2026
Date of Decision 07/07/2026



In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Order dated 07/07/2026 decided to REFUSE EXTENSION OF DURATION to the above named for development of land, namely: - ref 26/35 at Slatt Lower, Wolfhill, Via Athy Co. Laois in accordance with the application received by the Council on 03/06/2026 and Schedule 1 attached hereto.

Signed on behalf LAOIS COUNTY COUNCIL


ADMINISTRATIVE OFFICER, PLANNING

DATE: 07/07/2026

Contact the Planning Section:
Planning Phone: 057 866 4039 – Email: planning@laoiscoco.ie



**COMHAIRLE CHONTAE LAOISE LAOIS
COUNTY COUNCIL**

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SCHEDULE 1 - PAGE 1 OF 1

PLANNING REF: 26/35

C.E.O. NO: 432

REASONS

The Planning Authority hereby refuses this application to extend the appropriate period of the permission ref 22/114, in accordance with Section 42 of the Planning and Development Act 2000 (As Amended).

Contact the Planning Section:

Planning Phone: 057 866 4039 – Email: planning@laoiscoco.ie



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Original

LAOIS COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

Reference Number: 26/35

Chief Executive's Order No: 432

SUBJECT:

Wesley McDonald & Lorraine Knowles, Slatt Lower, Wolfhill, Via Athy Co. Laois R14 PX51 for EXTENSION OF DURATION to extend duration on planning permission ref: 22/114 at Slatt Lower, Wolfhill, Via Athy Co. Laois R14 PX51.

The making of a decision to Refuse Permission for an extension of duration of Planning Permission Reference: 22/114 is recommended in accordance with Schedule 1.

Signed by:

Nathan Smith

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A/Senior Planner

ORDER:

Pursuant to the provisions of Section 151 of the Local Government Act, 2001 as amended, a decision is made to refuse permission to Wesley McDonald & Lorraine Knowles, for the development referred to above, for the reason(s) set out on the schedule attached hereto.

DocuSigned by:

Angela McEvoy

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Director of Services

DATED 07 July 2026 | 13:02:16 BST



Contact the Planning Section:
Planning Phone: 057 866 4039 – Email: planning@laoiscoco.ie



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SCHEDULE 1 - PAGE 1 OF 1

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432

**LAOIS COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT

PLANNING REF: 26/35



Applicant Name:	Wesley McDonald & Lorraine Knowles
Development Description:	Extension of Duration
Development Address:	Slatt Lower, Wolfhill, Co. Laois
Date of Site Inspection:	30/06/2026
Decision Due Date:	28/07/2026
Recommendation:	Refuse

Site Location/ Context

The proposed development site of 0.46ha site is located in the townland of Slatt Lower along the L-7860-0 local secondary road. Development in the vicinity consists of one-off dwellings and agricultural land.

Proposed Development

Planning permission is sought to extend time on Planning Permission 22/114.

AA Screening

A screening for Appropriate Assessment Report was prepared and is appended to this report. It concludes that no likely significant impacts are predicted due to the nature of the proposed development.

EIA Screening

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Flood Risk

The site is outside of the critical Flood Zones A and B, as indicated on the Strategic Flood Risk Assessment of the Laois County Development.

Submissions/ Observations / Representations

N/A

Pre-planning

No pre-planning consultation held in respect of this application.

Planning History



22/114: Permission granted to Graham & Nicole Lawlor to construct single storey dwelling house, foul effluent treatment system with percolation area, bored well, new entrance, domestic garage and all associated site works.

21/532: Permission refused to Graham & Nicole Lawlor for a dormer type dwelling house, foul treatment system with percolation area, bored well, new entrance, domestic garage and all associated site works.

Referrals

N/A

Zoning

The subject site is located in on un-zoned lands within a stronger rural area.

Relevant Statutory Provisions

Article 41 of the Planning and Development Regulations 2001 as Amended states that:

"An application under Section 42 of the Act to extend or extend further the appropriate period as regards a particular permission shall be made not earlier than one year before the expiration of the appropriate period sought to be extended or extended further".

Section 42 of the Planning and Development Act 2000 applies:

42.— (1) On application to it in that behalf, but subject to *subsection (8)*, a planning authority shall, as regards a particular permission, extend the appropriate period by such additional period not exceeding 5 years as the authority considers requisite to enable the development to which the permission relates to be completed provided that each of the following requirements is complied with:

(a) (i) the authority is satisfied that—

(I) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,

(II)

(III) substantial works were carried out pursuant to the permission during that period, and

(IV) the development will be completed within a reasonable time,

(b) the application is in accordance with such regulations under this Act as apply to it,

(c) any requirements of, or made under those regulations are complied with as regards the application, and

(d) the application is duly made prior to the end of the appropriate period.

(2) In extending the appropriate period under *subsection (1)* a planning authority may attach conditions requiring the giving of adequate security for the satisfactory completion of the proposed development, and/or may add to or vary any conditions to which the permission is already subject under *section 34(4)(g)*.

(3) (a) Where an application is duly made under this section to a planning authority and any requirements of, or made under, regulations under *section 43* are complied with as regards the application, the planning authority shall make its decision on the application as expeditiously as possible.

(b) Without prejudice to the generality of *paragraph (a)*, it shall be the objective of the planning authority to ensure that it shall give notice of its decision on an application under this section within the period of 8 weeks beginning on—

- (i) in case all of the requirements referred to in *paragraph (a)* are complied with on or before the day of receipt by the planning authority of the application, that day, and
- (ii) in any other case, the day on which all of those requirements stand complied with.

(4) A decision to extend the appropriate period of a permission shall be made not more than twice under this section and a planning authority shall not further extend the appropriate period. Where a second decision to extend an appropriate period is made under this section, the combined duration of the 2 extensions of the appropriate period shall not exceed 5 years.

Assessment

The Planning Authority may extend the appropriate period of a permitted development once criteria set out in Section 42 of the Planning & Development (Amendment) Act 2021 is adhered to. It is noted that neither an Environmental Impact Assessment (EIA) nor an Appropriate Assessment (AA) were required as part of the parent permission application. An Environmental Impact Assessment (EIA) is not required as planning permission for the development is below the threshold for an EIA. Furthermore, a Screening for Appropriate Assessment is carried out under Appendix 1 of this report.

The report will assess the application on the basis of Section 42(1)(a) of the Planning and Development Act 2000 (As Amended).

(a) (i) the authority is satisfied that —

- I. the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,
- II. substantial works were carried out pursuant to the permission during that period, and
- III. the development will be completed within a reasonable time,

It is noted that the parent planning permission 22/114 is due to expire on 30/05/2027, which is extended to 14/07/2027 (plus 45 days).

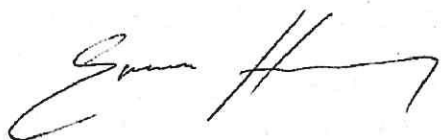
The applicant states that the development has not commenced and this was confirmed from a site inspection carried out on 30/06/2026. The Applicant has requested an extension of the appropriate period for an additional 5 years.

As no works have taken place on site, the development cannot be considered to be substantially complete. Therefore, the proposed extension of duration fails to accord with the provisions of 42 of the Planning and Development Act 2000 (As Amended).

Recommendation

In accordance with the requirements of Section 42 of the Planning and Development Act 2000 (as amended), It is recommended that the application to extend the appropriate period of the planning permission ref 22/114, be refused as follows:

The Planning Authority hereby refuses this application to extend the appropriate period of the permission ref 22/114, in accordance with Section 42 of the Planning and Development Act 2000 (As Amended).



Emma Hennessy
Executive Planner
30th June 2026



Senior Executive Planner, 30/06/2026

Donal Kiely
Senior Executive Planner

Laois County Council Planning Authority, Viewing Purposes Only

ANNEX 1

APPROPRIATE ASSESSMENT SCREENING REPORT

Laois County Council Planning Authority, Viewing Purposes Only

**APPROPRIATE ASSESSMENT SCREENING REPORT
AND
DETERMINATION**

(A) Project Details

Planning File Ref	26/35
Applicant name	Wesley McDonald & Lorraine Knowles
Development Location	Slatt Lower, Wolfhill, Co. Laois
Site size	0.460ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The nearest Natura 2000 Site is the River Barrow and Nore SAC, which is c. 2.41km north-east of the subject site.
Description of the project/proposed development	
Planning permission is sought to extend time on planning reg. ref. 22/114	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	No
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath)</i>	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or</i>	No

		grasslands, or within 100m of same?	
4	Impacts on birds in SPAs <u>Sites to consider:</u> River Nore	Is the development within a Special Protection Area?	No

Conclusion:

If the answer to all of the above is No, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is Yes refer to the relevant sections of C.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)

Under the assessment of planning ref 18/302, it was concluded that there would be no likely negative effects on the Natura 2000 network arising from either the construction or operational stages of the development. It is considered that this remains the case.

Name:	Emma Hennessy
Position:	Executive Planner
Date:	30/06/2026

