

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

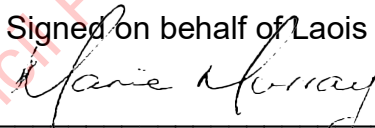
Registered Post/by e-mail

To: Branach Developments Limited
c/o Adrian Donoghue
The Long Acre, Clonanny
Portarlinton
Co. Laois
R32 K24E

Planning Register Number: 26/60448
Valid Application Received: 07/07/2026
Further Information Received Date:
Date of Decision: 27/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 27/08/2026 decided to **REFUSE TO GRANT PERMISSION** to the above named for development of land, namely:- construct 1 no. 2 bed dormer/storey on the site of previously approved Planning Reg Ref 25/60406 with connection to foul sewer and all associated works at Cooltederry, Portarlinton, 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



al/ **ADMINISTRATIVE OFFICER, PLANNING**

DATE: 27/08/2026

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 (27/08/2026). 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. Having regard to the planning history of the site, and in particular Condition No. 1(b) of Planning Register Reference 25/60406, which required the omission of House/Site No. 1 from the permitted housing scheme and the dedication of the resultant area to public open space, it is considered that the proposed development would be contrary to the established planning strategy for the site. The Planning Authority is not satisfied that sufficient justification has been provided to demonstrate any material change in planning circumstances since the previous assessment. The proposed development would result in the loss of public open space secured under the extant permission and would undermine the approved layout of the residential scheme. Accordingly, the proposed development would therefore be seriously injurious to the amenities of the area and materially contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene materially a condition attached to an existing permission for development.