

**LAOIS COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT

PLANNING REF: 25/60686



Applicant Name:	Alison Deegan and Keith Condell
Development Description:	construct a dwelling house, connection to public water main, connection to public foul sewer, new splayed entrance and associated site work.
Development Address:	Church Avenue, Stradbally, Co. Laois
Type of Permission:	Permission
Date of Site Inspection:	03/12/2025
Decision Due Date:	16/12/2025
Recommendation:	Request further information

Site Location/ Context

The subject site is located within the development boundary of Stradbally with a stated area of 0.170 hectares. It is accessed off the L-38373-0 Local Tertiary Road within the town speed limits.

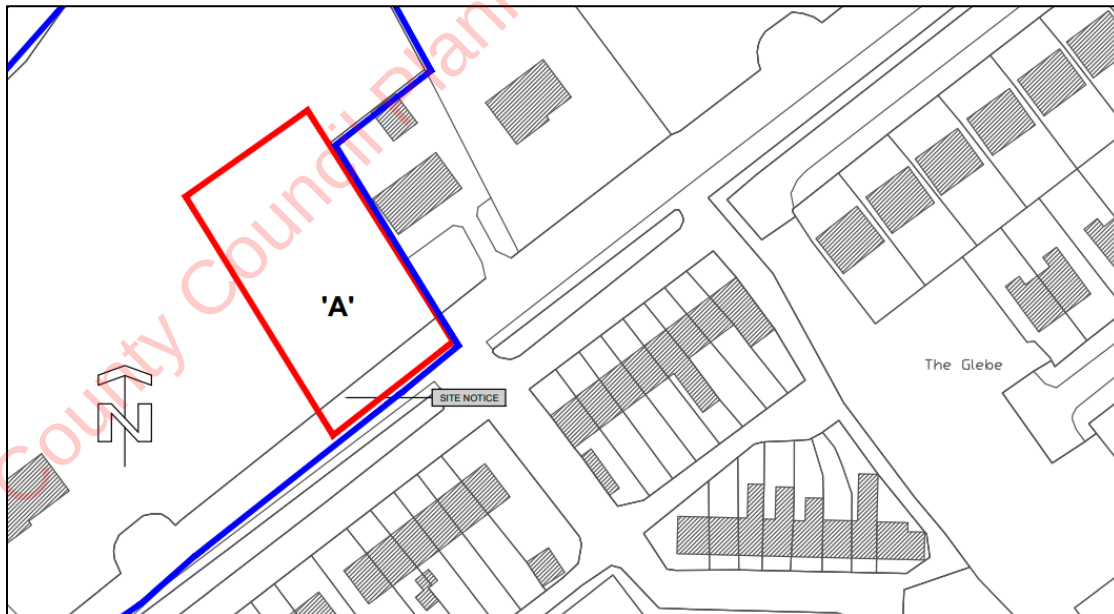


Figure 1: Site Location

Proposed Development

Permission is sought to construct a dwelling house (249sqm), connection to public water main, connection to public foul sewer, new splayed entrance and associated site work.



Archaeological and Architectural Heritage

There are no protected structures or Recorded Monuments on the site or adjacent.

Submissions/ Observations / Representations

None received.

Pre-planning

Pre-planning meeting held on 8th August 2025 with David O' Hara.

Planning History

None recorded.

Referrals

Internal Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Municipal District Engineer: No report received

Environment: No objection subject to conditions

Road Design: No report received

Water Services: No report received

External Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Uisce Eireann; No report received

Policy and Objectives

Laois County Development Plan 2021-2027

Summary of Key Planning Issues and Assessment

Principle of Development / Zoning

The site is zoned as "Enterprise and Employment" in the Laois County Development Plan 2021-2027. The objective is to provide lands for enterprise and employment use, more specifically low input and emission manufacturing, campus style offices, storage uses, wholesaling and distribution, commercial services with high space and parking requirements that may not be suitable for town centre locations. The purpose of this zone is to provide for commercial activities and acknowledge the existing/permitted retailing. Any specific development proposal must have due regard to the location of the site within the wider town context and be in accordance with the proper planning and sustainable development of the area.

A 'dwelling' is 'not normally considered acceptable' within this zoning. Development which is classified as not normally being acceptable in a particular zone is one which will not

be entertained by the Local Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area. The expansion of established and approved uses not conforming to land use zoning objectives will be considered on their merits.

The proposed development is not generally accepted in this land use zoning, further information will be requested from the applicant requesting a justification in relation to same.

Siting, Design and Layout

Permission is sought to construct a dwelling house, connection to public water main, connection to public foul sewer, new splayed entrance and associated site work.



Figure 3: Proposed Development

Permission is sought to construct a two storey dwelling measuring 249sqm with an overall height of 7.765m finished in napp plaster. I have inspected the site and I am satisfied that the design, siting and layout of the proposal is satisfactory. The scale of the dwellings is such that they fit sympathetically with the context of the immediate area.

Sufficient distances has been maintained between the proposal and existing residential development to ensure that the proposal would not be over-bearing or over-dominant on existing built form. There are no windows that would give rise to overlooking on neighbouring development. Therefore, I am satisfied that the proposal would not have a detrimental amenity impact on existing residential development adjoining the site.

Access

The site is accessed off the L-38373-0 Local Tertiary Road within the town speed limits. I have inspected the site and I am satisfied sightlines of 3m x 50m are available.

Services / Drainage

The proposed development proposes a connection to the existing public sewer and public water mains. Surface water will be disposed of to the public drainage system. However, no confirmation of feasibility from Uisce Eireann has been submitted.

Contributions

It is recommended that should planning permission be granted, a financial contribution condition be included as per the Councils adopted Development Contribution Scheme (DCS), ~~2023-2029~~: 2025-2031. ^{NS}

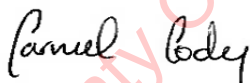
Recommendation

I recommend that the following further information be requested from the applicant:

1. Land Zoning

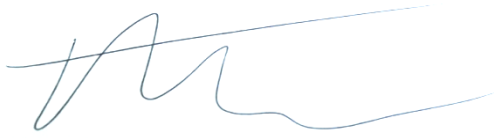
You are advised the site is zoned Enterprise and Employment where residential development is not normally permitted and the Planning Authority are not positively disposed to granting residential development in such a zoning. In this regard you are requested to provide a justification addressing the following:

- An explanation as to how the proposed development is consistent with, or can be considered to support, the zoning objectives for this site
- A statement demonstrating how the proposal aligns with the policies, objectives, and development standards of the Laois County Development Plan 2021-2027
- A rationale for why the Planning Authority should consider the proposed use acceptable at this location, notwithstanding its apparent non-compliance with the zoning designation.
- An assessment of any potential impacts on adjoining land uses, amenities, or the strategic function of the zoning objectives.
- Any precedent cases, planning history, or relevant national, regional, or local planning policy the applicant wishes to rely upon in support of the proposed development.



Carmel Cody
Executive Planner
8th December 2025

Agreed



Nathan Smith, Senior Executive Planner.
8th December 2025

Agreed
D.J. O'Hara
Senior Planner

08/12/25

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	25/60686
Applicant name	Alison Deegan and Keith Condell
Development Location	Church Avenue, Stradbally, Co. Laois
Site size	0.170ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The site is located 50m from the River Barrow and River Nore SAC
Description of the project/proposed development dwelling	

(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 & River Nore SAC	<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 & River Nore SAC	<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 & River Nore SAC	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> River Nore SPA	<i>Is the development within a Special Protection Area?</i>	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		
<i>Selected relevant category for project assessed by ticking box.</i>		
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)		
The site is not located within or adjacent to a European designated site. Therefore, given the nature and extent of the proposed development, with no direct connections to the hydrology of the SAC/SPA, it is not considered there would be potential for significant effects on the Natura 2000 network.		
Name:	Carmel Cody	
Position:	Executive Planner	
Date:	08/12/2025	