

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

Registered Post/by e-mail

To: Pat Critchley
c/o Daniel Keane
20 Church Street,
Portlaoise,
Co. Laois.
R32TR63

Planning Register Number: 26/60505
Valid Application Received: 23/07/2026
Further Information Received Date:
Date of Decision: 16/09/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 16/09/2026 decided to **REFUSE TO GRANT RETENTION** to the above named for development of land, namely:- (1) permission of sub-division of site; (2) permission for a domestic shed (3) permission for domestic arts/music/studio pavilion building and all associated site works. Retention permission is sought to (1) retain change of use from garage to 1 bedroom dwellinghouse; (2) retain septic tank treatment system; (3) and all associated site works. at Grange Upper, Stradbally, Co. Laois in accordance with the documents received by the Planning Authority, for the **3 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

Eamon Cahill

ADMINISTRATIVE OFFICER, PLANNING

DATE: 16/09/2026

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 (16/09/2026). 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. The subject site is located in an area designated as a Stronger Rural Area as per Table 4.4 of the Laois County Development Plan 2021-2027. As such the onus is on the Applicant to demonstrate that they comply with the rural housing policy of the Laois County Development Plan 2021-2027. On the basis of the information submitted, the Applicant has not demonstrated satisfactory compliance with the local need criteria as set out in Table 4.4 of the Laois County Development Plan 2021-2027. Accordingly, the proposed development would materially contravene the policies and objectives of the Laois County Development Plan 2021-2027 and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the rural design principles outlined in Policy RH 10, Policy DM RH 1 and Appendix 7 'Rural Design Guidance' of the Laois County Development Plan 2021-2027, it is considered that the proposed dwelling does not adhere to these standards and provisions. It is considered that the proposed log cabin style development would, if granted permission, seriously injure the visual amenity of the area and set an undesirable precedent for the construction of other such developments in the area. Accordingly, the proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. Having regard to the vehicular access to the site which is located on the Local Tertiary Road L-78321-0 and the absence of adequate sightlines of 3m x 60m, as required under the provisions of the Laois County Development Plan 2021-2027, to comply with the Roads and Parking Standards 2007, the proposed development would endanger public safety by reason of traffic hazard, the obstruction of road users and would therefore be contrary to the proper planning and sustainable development of the area.