

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

Registered Post/by e-mail

To: Katy Lewis & Stephen Lawless
c/o Daniel Keane
20 Church Street,
Portlaoise,
Co. Laois.
R32TR63

Planning Register Number: 26/60482
Valid Application Received: 16/07/2026
Further Information Received Date:
Date of Decision: 08/09/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 08/09/2026 decided to **REFUSE TO GRANT PERMISSION** to the above named for development of land, namely:- remove condition number 14 of previously granted planning permission 19/699. at Ross, Ballyfin, 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

Signed by:

Eamon Cahill

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ADMINISTRATIVE OFFICER, PLANNING

DATE: 08/09/2026

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 (08/09/2026). 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 Planning Authority considers that Condition No. 14 attached to Planning Permission Ref. 19/699 was imposed to ensure that the dwelling would meet the established housing needs of the applicant and their family in accordance with the rural housing policies applicable to lands located within an Area Under Strong Urban Influence. The Planning Authority is not satisfied that the objective of the condition has been fulfilled, as the required seven-year occupancy period has not elapsed. The removal of the condition would therefore be materially contrary to the rural housing strategy and local housing need provisions contained within the Laois County Development Plan 2021-2027 and would be 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, namely condition no. 14 [a] of grant of permission under PI Ref 19/699.