

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

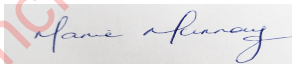
Registered Post/by e-mail

To: Alexis Vasquez
c/o Leslie Colton
Underhill
Rathmore
Laois
R32NP73

Planning Register Number: 26/60385
Valid Application Received: 18/06/2026
Further Information Received Date:
Date of Decision: 11/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 11/08/2026 decided to **REFUSE TO GRANT PERMISSION** to the above named for development of land, namely:- construct a two storey dwelling house, domestic garage, garden room, septic tank & percolation area, new site entrance and all associated and necessary site works at Killeen, Maganey, Co Laois at Killeen, Maganey, 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: 11/08/2026

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 (11/08/2026). 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. The proposed development is partly located in an area where the stated zoning in the Laois County Development Plan 2021-2027, is Open Space / Amenity, the objective of which is to preserve, provide for and improve active and passive recreational public and private open space. The purpose of this zone is that 'the areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space'. The proposed development which would be partly located within this Open Space/Amenity zoning, would be materially contrary to this zoning objective. Accordingly, the proposed development would be contrary to the provisions of the Laois County Development Plan 2021-2027 and the proper planning and sustainable development of the area.
2. The proposed development is located in an area which is at risk of flooding (Flood Zone A and Flood Zone B), as indicated in the Laois County Council Strategic Flood Risk Assessment in the Laois County Development Plan 2021-2027 and the Office of Public Works Catchment Flood Risk Assessment and Management mapping. The proposed development, which constitutes a highly vulnerable type of development in relation to flood risk, would therefore be contrary to the provisions of the Planning System and Flood Risk Management Guidelines [DoEHLG, 2009) and to the proper planning and sustainable development of the area.