

LAOIS COUNTY COUNCIL

PLANNING DEPARTMENT

PLANNING REPORT

PLANNING REF: 26/60448



Applicant Name:	Branach Developments Limited
Development Description:	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.
Development Address:	Cooltederry, Portarlinton, Co. Laois
Type of Permission:	Permission
Date of Site Inspection:	14/08/2026
Decision Due Date:	31/08/2026
Recommendation:	Refuse Permission

Site Location / Context:

The subject site is located adjacent to Seskin cottages on zoned lands within Portarlinton town. The site is accessed by way of a strip of land from the Local tertiary road L-83017-0 and has a stated area of 0.022ha.

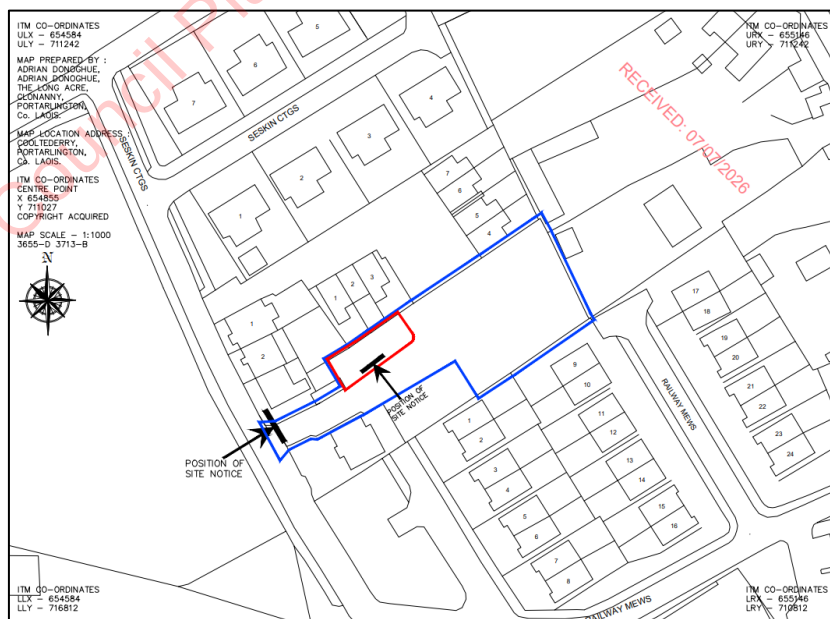


Figure 1 - Site Location map

Proposed Development:

Permission is sought to 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.



Figure 2 – Extract of proposed Site Layout Plan

AA Screening:

A screening for an Appropriate Assessment Report was prepared and is appended to this report. It concludes that no likely significant impacts are predicted due to the nature of the proposed development.

EIA Screening:

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered that, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Zoning:

The development site is zoned “Residential 1 – Existing Residential” in the Laois County Development Plan 2021-2027.

Objective

To protect and enhance the amenity of developed residential communities.

Purpose

This zone is intended primarily for established housing development but may include a range of other uses particularly those that have the potential to improve the residential amenity of residential communities such as schools, crèches, small shops, doctor's surgeries, playing fields etc.

It is an objective on land zoned for Residential 1 to protect the established residential amenity and enhance with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area. Within this zoning category the improved quality of existing residential areas will be the Council's priority.

Flood Risk:

The site is not within the critical Flood Zones A and B, as indicated on the Strategic Flood Risk Assessment of the Laois County Development Plan 2021 – 2027.

Archaeological and Architectural Heritage:

The site does not fall within any archaeological areas. There are no Protected Structures or Recorded Monuments on or adjacent to the site.

Submissions/ Observations / Representations:

The last date for receipt of submissions/observations/representations was 10/08/2026. None were received by the Planning Authority.

Pre-planning:

No pre-planning consultation was held in respect of this application.

Planning History:

- | | |
|-----------------|--|
| 25/60406 | Planning permission granted to Branach Developments Limited to carry out development which will consist of Planning Permission to construct 7 no. 2 bed dormer/storey and a half type dwellings, comprising of a terrace of 5 dwellings and 2 detached dwellings, new site entrance and all associated works. |
| 24/60410 | Deemed Withdrawn - Planning permission sought to Patrick |

Byrne to construct 7 no. 3 bed dormer/storey and a half type dwellings, comprising of a terrace of 5 dwellings and 2 detached dwellings, new site entrance and all associated works.

00/83

Planning permission granted to Martin & Michelle Dunne to erect dormer bungalow and associated site works.

Referrals:

Internal Reports:

This application was referred to the following, with a summary of the reports received indicated below.

Municipal District Engineer;	No objection, subject to conditions.
Environment;	No objection, subject to conditions.
Water Services;	No report at time of writing.

External Reports

Uisce Éireann;	No objection, subject to conditions relating to connections, infrastructure protection, and compliance with Uisce Éireann standards
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Policy and Objectives:

Laois County Development Plan (LCDP) 2021-2027

Portarlington Joint Local Area Plan 2025-2031

Summary of Key Planning Issues and Assessment:

Compliance with Zoning

The subject site is located on lands zoned “Residential 1 – Existing Residential zoning” of the LCDP 2021-2027. Within the remit of the zoning matrix, the proposed development is acceptable in principle.

Proposed Siting, Layout and Design

Planning permission is sought to 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.

The dwelling was originally included in the permitted scheme but subsequently omitted by condition. It is submitted that the principle of development has already been established, that the proposal will utilise existing approved access and infrastructure,

complies with applicable residential design standards, integrates with the surrounding development, and represents an efficient and sustainable use of serviced residential land. The applicant contends that there are no planning, technical or environmental constraints to the development and requests that the Planning Authority reconsider the previous condition and grant permission.

It is noted that there have been no material changes to the proposal since the assessment of Planning Register Reference 25/60406. Having reviewed the current application, I concur with the assessment undertaken under the previous application and with the rationale for the omission of House/Site No. 1 to facilitate the provision of additional public open space within the development. In this regard, the justification for the condition requiring the omission of House/Site No. 1 remains valid, and no new planning considerations have been presented that would warrant a departure from the previous assessment or the established planning position.

Recommendation:

It is recommended that permission be refused for the following 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.

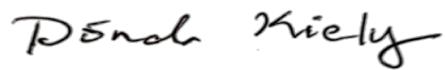


Bryan Scully

Assistant Planner

26th August 2026

POB 27.08.26



Senior Executive Planner, 26/08/2026

ANNEX 1

APPROPRIATE ASSESSMENT SCREENING REPORT

APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION			
(A) Project Details			
Planning File Ref	26/60448		
Applicant name	Branach Developments Limited		
Development Location	Cooltederry, Portarlinton, Co. Laois		
Site size	0.022Ha		
Application accompanied by an EIAR (Yes/No)	No		
Distance from Natura 2000 site in km	The nearest Natura 2000 site is the River Barrow and River Nore SAC, which is located c. 1.2m north of the subject site.		
Description of the project/proposed development 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.			
(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. Sites to consider: River Barrow and Nore	<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 and Nore	<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 and Nore	<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	<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)		
Having regard to the proximity of the nearest Natura 2000 site and given the nature and extent of the proposed development, it is not considered there would be potential for significant effects on the Natura 2000 network.		
Name:	Bryan Scully	
Position:	Assistant Planner	
Date:	26/08/2026	