

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION

Registered Post/by e-mail

To: David Walsh Homes Ltd.

c/o Vivian Cummins

Dooley Cummins Architects + Engineers Ltd.

Stanhope Street, Athy

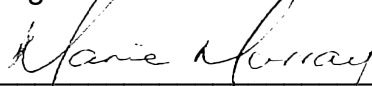
Co. Kildare

R14 HT25

Planning Register Number:	26/60314
Valid Application Received:	26/05/2026
Further Information Received Date:	29/07/2026
Date of Decision:	25/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 25/08/2026 decided to GRANT PERMISSION to the above named for development of land, namely: - carry out variations to a previous Grant of Permission (Pl. Ref: 25/60210): (i) the omission of 8no. two-bedroom two-storey semi-detached houses (Nos. 41-44 and 89-92 incl.) and their replacement with 2no. one-bedroom first floor apartments, 6no. two-bedroom ground floor apartments and 4no. 3-bedroom duplex units at first and second floor in 2no. part two and part three storey buildings with associated parking, bike and bin stores (Nos. 27A-C, 28A-C, 73A-C and 74A-C incl.); and (ii) all other associated infrastructural and site development works. at Meadows Fort, Crossneen, Graiguecullen, Carlow Environs,, Co. Laois in accordance with the documents received by the planning authority, subject to the **5 conditions** 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 Department**

Date: 25/08/2026

Please arrange to remove the site notice forthwith.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL FINAL GRANT OF PLANNING PERMISSION IS ISSUED.

Contact the Planning Department:

Phone: 057 866 4039 - Email: planning@laoiscoco.ie

Provided there is no appeal against this DECISION a Final Grant of planning permission will issue following the expiration of four weeks.

See footnote at the end of this document for details of appeal procedures. The applicant is advised that unless the development as described above is carried out within five (5) years from the date of Final GRANT, planning permission will cease to have effect. See Section 40 of the Planning & Development Act, 2000 as amended.

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 (25/08/2026). 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 Comisiún 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

SCHEDULE 1

Having regard to its nature, extent and location and the planning history of the site it is considered that the development subject of this application would be compliant with the provisions of the Laois County Development Plan 2021-2027 and the Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030 and with the proper planning and sustainable development of the area.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

1. (a) The development shall be carried out in accordance with plans and particulars received by the Planning Authority on 26/05/2026 as amended by the revised plans and particulars received by the Planning Authority on 29/07/2026 except where conditions hereunder specify otherwise.

(b) Save for the changes authorised by this permission, the development shall comply with all relevant conditions of previous planning permission granted under Planning File Reference 25/60210. This permission shall not extend the expiry date of that permission.

Reason: In the interest of the proper planning and sustainable development of the area.

2. (a) The proposed development including finishes shall be constructed in accordance with plans and particulars received by the Planning Authority on 26/05/2026 as amended by the revised plans and particulars received by the Planning Authority on 29/07/2026.

(b) Finishes shall match the finishes approved in the parent permission under PI Ref 25/60210.

Reason: In the interest of visual and residential amenity and the orderly and harmonious development of the area.

3. [a] Adequate on-site car-parking and bicycle-parking facilities shall be provided, in accordance with Development Plan standards [as outlined in table 10.3. thereof] to accommodate all traffic generated by the proposed development.

[b] No parking shall be allowed on the adjoining public thoroughfare.

Reason: In the interest of traffic safety and proper planning.

4. Prior to commencement of development, Drawings P1412 and P1411 which were received by the Planning Authority on 29/07/2026, shall be revised and re-submitted for the written agreement of the Planning Authority. The block plan on each of those two drawings shall correlate with the revised site layout plan Drawing P1005, also received by the Planning Authority on 29/07/2026. Also, the orientation of the block plans shall be amended so as to match the orientation of the site layout plan.

Reason: In the interest of proper planning and clarity.

CONDITIONS

5. Residential Units

Prior to the commencement of development, a contribution shall be payable to Laois County Council, in accordance with the Council's Development Contribution Scheme 2025-2031 in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council. The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

This Development is **inside** the Development Boundaries **AND under 200sqm** as per the County Development Plan 2021-2027 and the Local Area Plans for Portlaoise, Portarlington, Mountmellick and Graiguecullen.

Residential Units	No. of Units	Inside Dev. Boundaries and under 200sqm	Total per Contribution
Transport and Roads Infrastructure	12	€4,000	€48,000
Social and Community Infrastructure, Regeneration & Amenities	12	€4,000	€48,000
Total Development Contributions			€96,000

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Laois County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the planning authority.