Comhairle Contae Laoise | Laois County Council

Comhairle Contae Laoise, Áras an Chontae,
Port Laoise, Co. Laoise R32 EHP9.
Laois County Council, Áras an Chontae,
Portlaoise, Co. Laois R32 EHP9.

Tel +353 (0)57 866 4000
www.laois.ie

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION TO REFUSE

Registered Post/by e-mail

To: James Brennan
Killeshin Road,
Graiguecullen
Laois
R93K6D0

Planning Register Number: 26/60693
Valid Application Received: 29/09/2026
Further Information Received Date:
Date of Decision: 16/11/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 16/11/2026 decided to **REFUSE TO GRANT** PERMISSION to the above named for development of land, namely:- construct four bedroom detached, two storey dwelling, treatment system, percolation area and all associated site works at Old Derrig, Co. Laois, 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

Signed by: Damien Brady

for **ADMINISTRATIVE OFFICER, PLANNING**

DATE: 17/11/2026

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.

Laois County Council Planning Authority Viewing Purposes Only!

Comhairle Contae
Laoise | Laois
County Council

Comhairle Contae Laoise, Áras an Chontae,
Port Laoise, Co. Laoise R32 EHP9.
Laois County Council, Áras an Chontae,
Portlaoise, Co. Laois R32 EHP9.

Tel +353 (0)57 866 4000
www.laois.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 (16/11/2026). 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

Laois County Council Planning Authority. Viewing Purposes Only!

PLANNING REF: 26/60693 **C.E.O. NO: 769**

REASONS

1. The subject site is located in an area designated as an Area Under Strong Urban influence in 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, Having regard to the documentation received with this planning application, it is considered that the Applicant has not demonstrated 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. The proposed development is located on the R430, a Strategic Regional Road where a 80KPH speed limit applies and where it is the policy of the Laois County Development Plan 2021-2027 as set out under policy Trans 22 to *"Prohibit unnecessary access onto strategic regional routes in areas where speed limits in excess of 50kmph applies".* The proposed development would therefore materially contravene the policies and objectives of the Laois County Development Plan 2021-2027. Further, the proposed development, located on a Strategic Regional Road, by itself, or by the precedent which the grant of permission would represent, could lead to a proliferation of similar type developments, would reduce the capacity of the road, would interfere with the safety and free-flowing nature of traffic on the road, would adversely affect the use of the road by traffic and would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the proposed vehicular access to the site, which is located on a section of the R430, a Strategic Regional Road, where the default speed limit applies and the failure of the applicant to demonstrate adequate sightlines of 3m x 180m, 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.

Laois County Council Planning Authority, Viewing Purposes Only!