



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.

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PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION

Registered Post/by e-mail

To: Shane Tynan and Rachel Barry
c/o Frank Casey
Rathmore Stradbally
Stradbally
Portlaoise
R32PR68

Planning Register Number: 26/60514
Valid Application Received: 27/07/2026
Further Information Received Date:
Date of Decision: 15/09/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 15/09/2026 decided to GRANT PERMISSION to the above named for development of land, namely: - construct new dwelling house, domestic garage, stables, septic tank and percolation area, new site entrance and all associated works at Ballythomas, Stradbally, Portlaoise in accordance with the documents received by the planning authority, subject to the **15 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

Signed by:

Eamon Cahill

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Administrative Officer, Planning Department

Date: 16/09/2026

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.

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.

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 (15/09/2026). 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

SCHEDULE 1

Having regard to the provisions of the Laois County Development Plan 2021 – 2027, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety and would be in accordance with the proper planning and sustainable development of the area.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars received by the Planning Authority on 27/07/2026 except where altered or amended by conditions in this permission.

Reason: To ensure that the development accords with the permission and that effective control is maintained.

2. (a) The proposed dwelling when completed shall be first occupied as the place of residence of the applicant's Shane Tynan and Rachel Barry and shall remain so occupied for a period of seven years thereafter.

(b) This condition shall not affect the sale of the dwelling by a mortgagee in possession or by any person deriving title from such a sale.

Reason: To secure in the interests of orderly development that the proposed house is used to meet the applicants stated housing needs in accordance with the Policies of the Laois County Development Plan 2021-2027 and to ensure that development in this rural area is appropriately restricted in the interest of proper planning and sustainable development of the area.

3. The Dwelling, garage and stables, including the external finishes shall be consistent with details received by the Planning Authority on 27/07/2026 unless otherwise agreed in writing with the Planning Authority prior to commencement of any development. External stone shall be of a natural type.

Reason: In order to assimilate the development on this site into the surrounding rural area, in the interests of visual amenity and the proper planning and sustainable development of the area.

4. The site and entrance shall be landscaped and laid out in accordance with the Site Layout Plan, received by the Planning Authority on 27/07/2026.

Reason: To protect the rural character of the area.

5. (a) The overall site shall be used for domestic-related purposes only, and not for any commercial, workshop, or other non-domestic use.

(b) The garage and stables shall not be used for human habitation, any commercial, workshop or other non-domestic use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling on the site.

CONDITIONS

Reason: In the interests of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

6. The developer shall ensure that a clean, potable water supply is provided prior to first occupation which complies with the E.U. (Drinking Water) Regulations, S.I. No. 99/2023.

Reason: In the interests of public health, residential amenity and proper planning.

7. (a) Only clean uncontaminated surface water from the development shall be discharged to the surface water system.

(b) The development shall not interfere with or impair the operation of any existing surface water drainage system or land or roadside drainage currently facilitating the application site. No run-off shall be allowed on to the public road or adjoining properties.

(c) All surface water shall be collected and disposed of to soakaways or water system designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. No surface water shall be discharged to the foul system.

Reason: To prevent interference with existing land or road drainage and in the interests of proper development and in the interest of sustainable drainage of the catchment.

8. (a) The entrance to the site shall be recessed 4.3m behind the front boundary line. Only the recessed space shall be splayed with wing walls, timber fences or stone banks not exceeding 1.2m in height, no other wall shall be constructed to the front roadside boundary. Any external wing walls shall be finished to match that of the proposed dwelling house.

(b) Adequate sight distances of 60m shall be created and maintained in both directions at the site entrance. The sight distances shall be measured from a point 2.4 metres in from the road edge and from a driver's eye height of 1.05 metres to an object height of 1.15 metres.

(c) All areas forward of the sight splays, excepting access way, shall be grassed up to the metalled edge of the road. No wall, excepting the wing walls for the access, shall be erected as part of the boundary, whether or not such development would constitute 'exempted development' under the terms of the Planning and Development Regulations, 2001 as amended.

(d) Any damage caused to the adjoining public thoroughfare shall be made good at the developer's expense to the satisfaction of the Planning Authority.

CONDITIONS

Reason: To ensure the provision of an adequate entrance to the development in the interests of traffic safety.

9. The developer shall ensure that electrical vehicle charge points are provided linked to the individual domestic electricity meter.

Reason: To promote the use of renewable energy.

10. (a) Effluent disposal from the proposed development shall be in accordance with the Site Characterisation Form and the Site Suitability Report received by the Planning Authority on 27/07/2026, and the requirements of the EPA, Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), 2021.

(b) The developer shall enter a maintenance contract with the manufacturers/suppliers of the wastewater treatment system to ensure satisfactory performance at all times.

(c) The developer shall submit documentary evidence signed by a suitably qualified person holding indemnity insurance (at least €1 million) stating that the wastewater treatment system has been installed in accordance with EPA guidelines.

Reason: To guard against pollution and ensure the proper servicing of the development.

11. (a) The developer is required to consult with ESB regarding any overhead power line prior to the commencement of any work on this development.

(b) Any external lighting shall be cowled and directed away from the public roadway and adjoining properties.

Reason: In the interests of traffic safety and residential amenity.

12. (a) Save for that which needs to be removed in order to create the proposed entrance and sightlines, all remaining boundary screening shall be retained and not removed save with the prior written consent of the Planning Authority.

(b) Site boundaries shall be planted with trees/shrubs of species native to the area to form naturalised hedgerows similar to existing native hedgerows in the vicinity. Species shall include hawthorn, blackthorn, ash, oak, hazel and holly; beech [*fagus sylvatica*] and laurel shall not be used.

CONDITIONS

(c) Planting shall be carried out in the first planting season following commencement of development.

(d) In the event of tree/hedge failures, these shall be replaced within the following planting season.

Reason: In the interests of visual and residential amenity.

13. (a) During the construction stage of the proposed development, the developer shall comply with the document titled "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects" published by the Environmental Protection Agency.

(b) During the development works, the developer is not to permit any material from the site to be spread or deposited along the public roadway. The developer shall be responsible for maintaining the adjoining public thoroughfare and properties in a neat, tidy and safe condition.

Reason: In the interests of the reduction and best practice management of construction waste from the proposed development, public health, pollution control and traffic safety.

14. [a] The development shall at all times [including for when land spreading is being carried out] comply with the provisions of the European Union (Good Agricultural Practice for the Protection of Waters) Regulations 2022 (S.I. No. 113 of 2022) and to any such amendments as may be made to those regulations or to such new Regulations in this area as may be made from time to time.

[b] The developer shall take adequate precautions to ensure that waste disposal does not cause pollution to any stream, ditch, or watercourse, or contamination to any source of potable water. The developer shall also take reasonable steps to preserve the amenity of adjacent residential properties, and shall ensure, as far as possible that injury to amenity is not caused by odour, or in any other way.

[c] All effluent storage facilities shall:

[i] Be designed, sited, constructed, maintained and managed so as to prevent run-off or seepage directly or indirectly into groundwater or surface water of any effluent produced; and

[ii] Comply with such construction specifications for those facilities as may be approved by the Minister for Agriculture, Food and the Marine.

[d] Precise plans and particulars of the effluent storage facilities including in relation to type, location, capacity and disposal shall be submitted to and agreed in writing with the Planning Authority prior to their construction.

CONDITIONS

Reason: In the interests of pollution control, aquatic amenity and public health.

15. 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 classified **Rural Residential (located outside the Local Area Plans and designated settlement boundaries) AND under 200sqm** as per the Laois County Development Plan 2021-2027 and the Local Area Plans for Portlaoise, Portllington, Mountmellick and Graiguecullen.

Rural Residential	No. of Units	<u>Base Charge</u>	floor area over 200m²	<u>Additional Charge floor area over 200m²</u>	Total per Contribution
Transport and Roads Infrastructure	1	€3,000.00	0	€0.00	€3,000
Social and Community Infrastructure, Regeneration and Amenities	1	€2,000.00	0	€0.00	€2,000.00
Total Development Contributions					€5,000

 CONDITIONS

Ancillary Residential over 25m²	Floor area	<u>Charge</u>	Total per Contribution
Transport and Roads Infrastructure	23	€9.00	€207.00
Social and Community Infrastructure, Regeneration and Amenities	23	€6.00	€138.00
Total Development Contributions			€345.00

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.