

LAOIS COUNTY COUNCIL

PLANNING DEPARTMENT

PLANNING REPORT

PLANNING REF: 26/60433



Applicant Name:	Mark Ward
Development Description:	Carry out development which will consist of; the construction of a detached, single storey family dwelling, new pedestrian entrance gate on front/west wall; the provision of landscaping, including boundary treatments; and the provision of all other associated site excavation, infrastructural, and site development works above and below ground.
Development Address:	Spa View, Portarlinton, Co. Laois
Type of Permission:	Permission
Date of Site Inspection:	29/07/2026
Decision Due Date:	27/08/2026
Recommendation:	Refuse permission

Site Location / Context:

The subject site comprises approximately 0.0163 hectares and is irregular in shape. It is located within an established urban area at Droughill, approximately 1 kilometre north of Portarlinton Town Centre.

The site currently accommodates an existing detached single-storey dwelling and a detached garage. The surrounding area is predominantly residential in character, with the Pine Villa Estate located immediately to the north and the Marian Hill Estate situated directly to the south.

Under the provisions of the Laois County Development Plan 2021–2027, the site is zoned “Residential 1 – Existing Residential”.

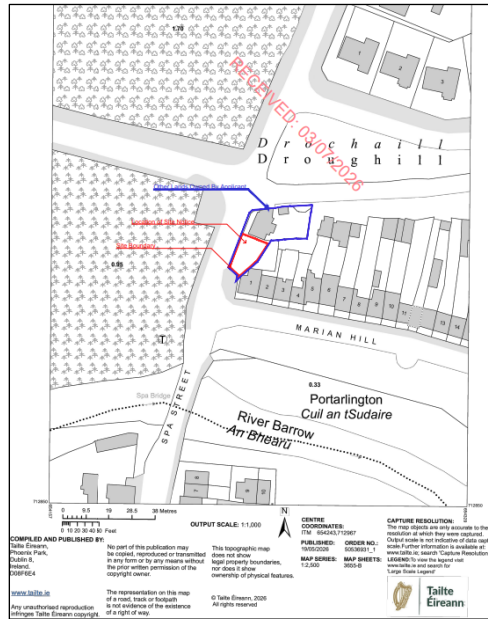


Figure 1 - Site Location map

Proposed Development:

Permission is sought to carry out development which will consist of; the construction of a detached, single storey family dwelling, new pedestrian entrance gate on front/west wall; the provision of landscaping, including boundary treatments; and the provision of all other associated site excavation, infrastructural, and site development works above and below ground.



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 06/08/2026. None were received by the Planning Authority.

Pre-planning:

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

Planning History:

15/426 **Retention permission granted** to Joseph Ward to retain domestic garage & alterations to boundary walls.

Referrals:

Internal Reports:

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

Municipal District Engineer;	No report at time of writing.
Water Services	No report at time of writing.
SEE Roads Design Office	Request for Further Information

Prescribed Bodies/External Reports

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

Uisce Eireann;	No report at time of writing.
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Policy and Objectives:

Laois County Development Plan (LCDP) 2021-2027

Summary of Key Planning Issues and Assessment:

Principle of the Development

The subject site is located on lands zoned "Residential 1 – Existing Residential" in the Laois County Development Plan 2021-2027, the proposed development is therefore

acceptable in principle, subject to detailed assessment against other planning considerations which are discussed in detail within the remainder of this report.

It is also noted that a Section 97 Certificate was issued in respect of this development.

Siting, Design and Layout:

Permission is sought for the construction of a detached single-storey dwelling, a new pedestrian entrance gate on the western boundary wall, landscaping and boundary treatments, together with all associated site development and infrastructural works.

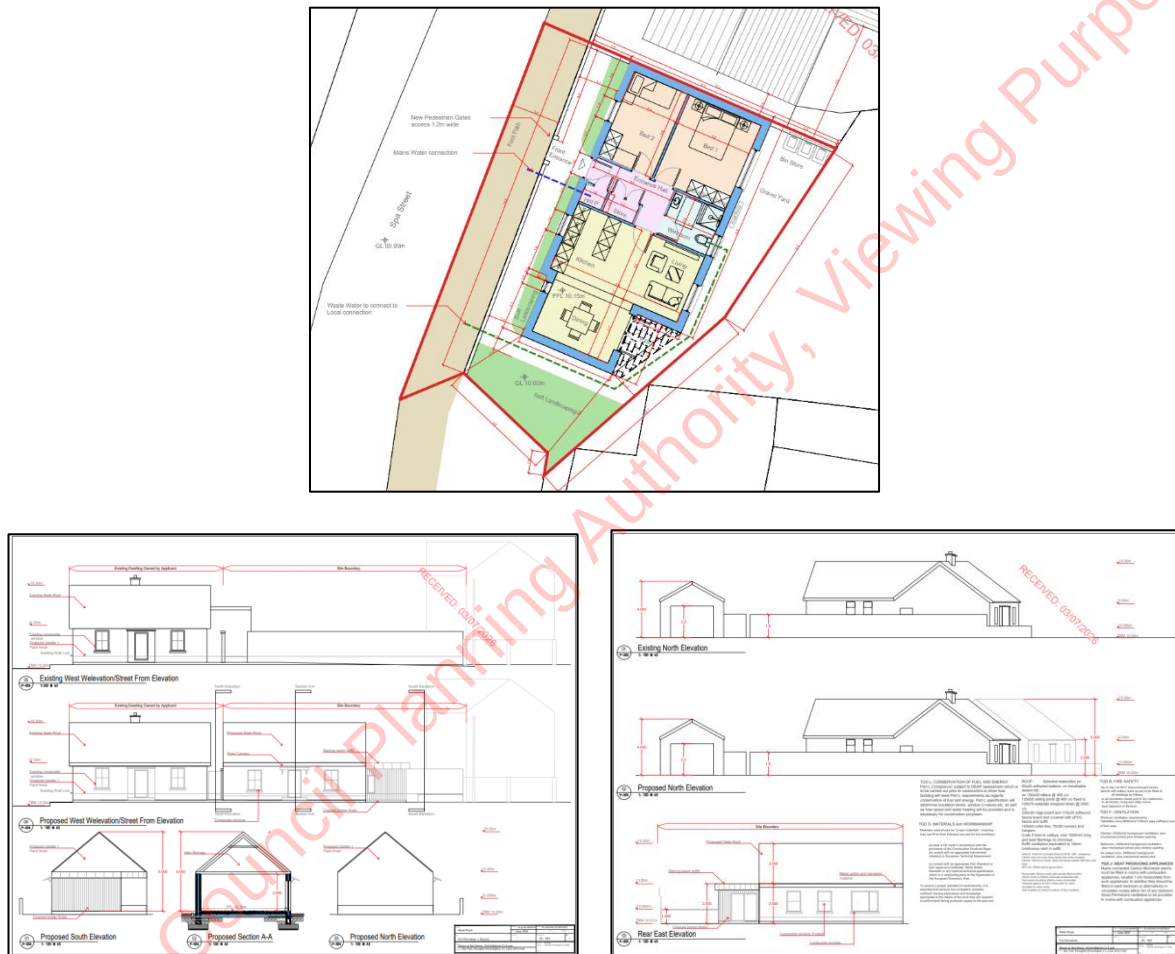


Figure 3: Proposed development

The proposed dwelling has a ridge height of approximately 5.5m, which matches the existing bungalow dwelling to the north. External finishes include painted knapped plaster walls, slate roofing, and a flat-roofed southern extension finished in charred timber cladding with a standing seam roof. The scale and finishes of the dwelling are considered acceptable.

The proposed dwelling provides a gross floor area of approximately 63 sqm. A two-bedroom, three-person dwelling should generally accord with the minimum standards set out in the Quality Housing for Sustainable Communities Guidelines (2007), which recommend a target gross floor area of 60 sqm. The proposed bedrooms comply with the minimum floor area requirements, and the overall floor area broadly accords with the Guidelines.

However, concerns arise in relation to the internal living accommodation. While the aggregate living area is shown to be approximately 26.86 sqm, this falls below the recommended minimum of 28 sqm. Furthermore, when circulation space associated with the entrance hall is excluded, the principal living room measures approximately 7.31 sqm, significantly below the recommended minimum of 13 sqm. The minimum unobstructed width of 3.6m is also not achieved, with only approximately 3.0m provided.

In addition, there are concerns regarding the accuracy of the site layout drawings. It was observed during site inspection that the south-eastern boundary wall projects further into the site than indicated on the submitted drawings, thereby reducing the effective development area. This raises concerns regarding the deliverability of the proposed dwelling footprint and may further reduce the already limited internal floor area.

Private Open Space:

Policy DM HS 6 of the Laois County Development Plan requires a minimum of 30 sqm of private open space for a two-bedroom dwelling. Based on measurements taken from the submitted drawings, approximately 43.46 sqm of private open space is provided when the side garden area is included in the overall calculation behind the building line.

Notwithstanding this, it is considered that portions of the overall area comprise narrow and awkward spaces which, in accordance with Policy DM HS 6, should not be included when assessing the provision of usable private open space. Furthermore, it was noted during the site inspection that the south-eastern boundary wall extends further into the site than indicated on the submitted drawings. This reduces the effective site area available and consequently reduces the amount of private open space that can be provided. Having regard to this, it has not been satisfactorily demonstrated that

the proposal provides the required level of usable private open space in accordance with the Development Plan 2021-2027.

Density:

The subject site has an area of approximately 0.0163 hectares. The proposed development would result in a residential density of approximately 61 dwellings per hectare, which exceeds the recommended density range of 30-50 dwellings per hectare set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. Having regard to the scale of the site and the characteristics of the surrounding area, this level of density is considered excessive and would represent an overdevelopment of the site. Accordingly, the proposed density is not considered acceptable and is contrary to the recommendations of the Guidelines.

Boundary Treatments:

No detailed boundary treatment proposals have been submitted as part of the application. Should further information be sought, details of all proposed boundary treatments should be provided for assessment.

Services:

The applicant proposes to connect to the public mains water supply and the public foul sewer with surface water disposing to a public sewer. No confirmation from Uisce Éireann has been submitted demonstrating the feasibility of the proposed connections.

Notwithstanding this, should planning permission be granted, it is considered that the matter can be addressed by condition. A condition should require the applicant to enter into a Connection Agreement with Uisce Éireann for connection to the public water services infrastructure and to comply with all requirements, standards, and conditions set out in that agreement. Any permitted development shall be carried out in accordance with Uisce Éireann's Standard Details and Codes of Practice in force at the time of development.

Access and Parking:

The proposal includes a new pedestrian entrance only and provides no on-site car parking. Table 10.3 of the Laois County Development Plan 2021-2027 requires two parking spaces per dwelling and encourages the provision of parking within the

curtilage of the dwelling. The absence of any parking provision is considered contrary to the parking standards of the Development Plan.

Recommendation:

It is recommended that permission be refused for the following reasons:

1. Overdevelopment of the Site

Having regard to the restricted size and configuration of the site, the Planning Authority considers that the proposed development would constitute an overdevelopment and over-intensive use of the site. The proposal would therefore provide an inadequate standard of residential development and would be contrary to the proper planning and sustainable development of the area.

2. Inadequate Car Parking Provision

The proposed development would provide no on-site car parking, notwithstanding the requirement for two car parking spaces per dwelling under Table 10.3 of the Laois County Development Plan 2021–2027. The applicant has not demonstrated that the required parking can be accommodated within the site or that a departure from the applicable parking standard would be justified having regard to the location and circumstances of the development. The proposal would therefore be materially contrary to Table 10.3 of the Laois County Development Plan 2021–2027 and to the proper planning and sustainable development of the area.

3. Substandard Residential Development

The proposed development would result in an unsatisfactory form of residential development due to the restricted nature of the site and uncertainty regarding the availability of sufficient developable area to accommodate the dwelling as proposed. It appears to the Planning Authority that the south-eastern boundary wall extends further into the site than indicated on the submitted drawings, reducing the effective site area available for development. As a result, the Planning Authority is not satisfied that the proposed dwelling can be accommodated on the site in the manner indicated. The proposed development would therefore be seriously injurious to the amenities of the area, materially contrary to Policy DM HS 9 of the Laois County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.

4.Inadequate Private Open Space

The Planning Authority is not satisfied that the proposed development would provide an adequate level of usable private open space in accordance with DM HS 6 of the Laois County Development Plan 2021-2027. The submitted private open space calculations include narrow and awkward areas which should not be counted as usable amenity space. Furthermore, having regard to the concerns set out under Reason No. 3, the Planning Authority is not satisfied that the level of private open space indicated can be provided as proposed. In addition, insufficient information has been submitted to demonstrate that adequate private amenity space would remain available to serve the existing dwelling. The proposal would therefore be seriously injurious to the amenities of the area, materially contrary to Policy DM HS 6 of the Laois County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.



Bryan Scully

Assistant Planner

17th August 2026

POB 25.08.26



Senior Executive Planner, 25/08/2026

ANNEX 1

APPROPRIATE ASSESSMENT SCREENING REPORT

APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION			
(A) Project Details			
Planning File Ref	26/60433		
Applicant name	Mark Ward		
Development Location	Spa View, Portarlinton, Co. Laois		
Site size	0.0163Ha		
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. 50m south of the subject site.		
Description of the project/proposed development Carry out development which will consist of; the construction of a detached, single storey family dwelling, new pedestrian entrance gate on front/west wall; the provision of landscaping, including boundary treatments; and the provision of all other associated site excavation, infrastructural, and site development works above and below ground.			
(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,	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats</i>	No

	marshes and heath. <u>Sites to consider:</u> River Barrow and Nore	(bog, marsh, fen or heath)	
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

Selected relevant category for project assessed by ticking box.

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:	17/08/2026