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: Ann-Marie Roche & Andrew McEvoy
c/o Conor McEvoy
27 Rahin Towers
Ballylinan
Laois
R14W651

Planning Register Number:	26/60512
Valid Application Received:	27/07/2026
Further Information Received Date:	15/10/2026
Date of Decision:	09/11/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 09/11/2026 decided to **REFUSE TO GRANT** PERMISSION to the above named for development of land, namely:- construct a dwelling house, wastewater treatment area, bored well, new splayed entrance and all associated site works at Clonygowan, Ballyfin, Co. Laois in accordance with the documents received by the Planning Authority, for the **1 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

A/ **ADMINISTRATIVE OFFICER, PLANNING**

DATE: 09/11/2026

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 (09/11/2026). 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: 26/60512 **C.E.O. NO: 744**

REASONS

1. The proposed development is located on the R-423, a Strategic Regional Road where a 100kmph 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.

Laois County Council Planning Authority, Viewing Purposes Only!