

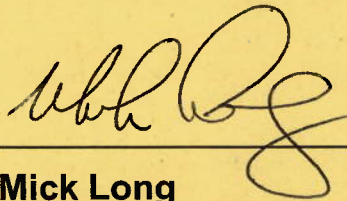
An
Coimisiún
Pleanála

Commission Direction
CD-000718
PL-500780-LS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 15 June 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Mick Long

Date:

15th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the siting and location of the proposed development, the existing and permitted development in the vicinity and considering the previous sale of sites from the original landholding, it is considered that the proposed development contributes to the excessive density of development in the vicinity

and would consolidate and contribute to ribbon development in an open rural area. Furthermore, the development, when taken into account with the existing development in the vicinity of the site, would contribute to the sprawl of low-density un-serviced development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, contravene Rural Housing Policy Objectives RH 10, RH 12 and RH 18 of the Laois County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.