



An
Coimisiún
Pleanála

Commission Order

ABP-322064-25

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 24/60659

Appeal by Irene Brown care of Michael Keightley of Ballinacclough, Timahoe, Portlaoise, County Laois against the decision made on the 20th day of February, 2025 by Laois County Council to refuse permission.

Proposed Development: Construction of a single storey dwellinghouse, domestic garage, pump house/bin store, wastewater treatment system and percolation area along with new site entrance and boundary treatments, all at Timahoe, Portlaoise, County Laois.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to an excessive density of development in a rural area that lacks capacity to absorb further development. The proposed development would be contrary to Policy DMRH 1 of the Laois County Development Plan 2021-2027 as the proposed development would further erode the capacity of the area to absorb further development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, located within the vicinity of the settlement of Timahoe, but outside the settlement boundary for the village where residential zoned land is available, would result in piecemeal and haphazard development beyond the confines of the settlement boundary. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 14 day of July 2025.