

An
Coimisiún
Pleanála

Commission Order
ABP-322211-25

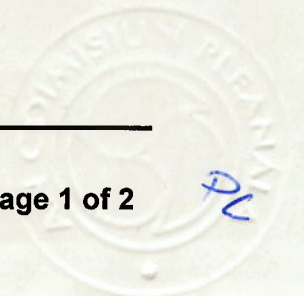
Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 25/60018

Appeal by Kingscroft Developments Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 10th day of March, 2025 by Laois County Council to refuse permission for the proposed development.

Proposed Development: Construction of two number part single-storey and part two-storey semi-detached houses (replacing the as-granted creche register reference numbers 05/270, 05/912, 17/222) at this site with site area of circa 0.09 hectares with associated vehicular parking, boundary treatments, hard and soft landscaping, private open space, services, and all other associated site development works above and below ground level. Vehicular and pedestrian access to each dwelling will be via an individual entrance from the Clonroosk Abbey internal road and footpath network currently being completed under permitted development Laois County Council Planning Register Reference Number 05/912, all at Clonroosk Abbey, Clonroosk Link Road, Portlaoise, County Laois.

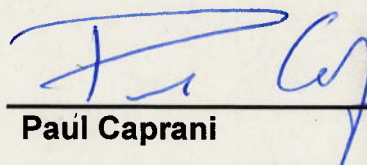


Decision

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

Reasons and Considerations

Having regard to the planning history of the site, in particular, the requirement to construct a creche facility on the subject site as granted by Laois County Council, it is considered that insufficient evidence has been provided by the applicant to support or justify the replacement of the previously approved creche facility with residential dwelling units. It is also considered, having regard to the provisions of the Childcare Facilities Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in June, 2001 and the Laois County Development Plan 2021-2027, that the proposed development would be contrary to Policy Objectives CCPO 1, CCPO 2 and CCPO 3 of the development plan, which seek to promote and provide childcare facilities throughout the County and in accordance with the aforementioned Guidelines. 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 22nd day of July 2025.