

An
Coimisiún
Pleanála

Commission Order
ABP-322541-25

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 25/60105

Appeal by Ian and Jordan Gillespie of Sheffield Avenue, Portlaoise, County Laois against the decision made on the 28th day of April, 2025 by Laois County Council to grant subject to conditions a permission to Leon Lewis and Lauren Saunders care of Frank Casey of Rathmore, Stradbally, County Laois.

Proposed Development: Construction of a new dwellinghouse, domestic garage, wastewater treatment system and polishing filter, new site entrance and all associated works, all at Ballycarnan, Portlaoise, County Laois.

Decision

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

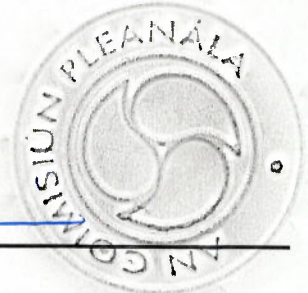
Reasons and Considerations

The site is located in an area designated as an Area Under Strong Urban Influence (Section 4.4) of the Laois County Development Plan 2021-2027. Based on the information submitted with the application and appeal the Commission is not satisfied that the applicant has demonstrated compliance with the local needs criteria as set out in Table 4.4 (Section 4.6.1) of the development plan. In the absence of a local need criteria, it is considered that the proposed development would contravene Policy Objective RH2 of the development plan which requires the applicant to meet the criteria as set out in the Table 4.4 of the development plan. 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 16th day of September, 2025.