

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

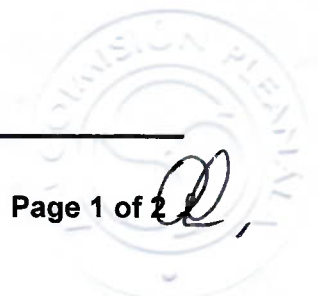
Planning Register Reference Number: 2560752

APPEAL by James Connolly against the decision made on the 14th day of January 2026, by Laois County Council to refuse permission for the proposed development.

Proposed Development: Construction of a single storey swelling, entrance, garage, septic tank and percolation area, and all associated site works at Ballybrittas, Killenard, 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 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 development would contravene Rural Housing Policy Objectives RH 10, RH 12 and RH 18 of the Laois County Development Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *15th* day of *June* 2026.