

## PLANNING APPLICATIONS

## PLANNING APPLICATIONS RECEIVED FROM 20/02/2023 To 24/02/2023

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;  
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/52	Ciara & Charles Jones	P	20/02/2023	close existing site entrance at front of site, construct new site entrance to front of site, located in the south-west corner of site. New entrance to be no wider than existing entrance at 4.3m wide. St. Martin's, Ballyhide, Carlow		N	N	N
23/53	Valerie Cakir	P	20/02/2023	develop as follows: 1. permission for conversion of existing garage structure (approved under planning application 08/1101) to a family apartment, 2. permission for alterations to existing garage structure comprising raising eaves & construction of new roof with 2 no. dormer windows & 1 no. rooflight to provide 1st floor accommodation to proposed family apartment. The principal roof finishes will match the existing roof, 3. retention of new detached 12.7sqm storage shed to rear of main house 16 The Poplars Forest Park Portlaoise Co. Laois, R32 A3N3		N	N	N

## P L A N N I N G   A P P L I C A T I O N S

## P L A N N I N G   A P P L I C A T I O N S   R E C E I V E D   F R O M   2 0 / 0 2 / 2 0 2 3   T o   2 4 / 0 2 / 2 0 2 3

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23/54	James Malone	R	20/02/2023	retain the cattle house with slatted underground tank, feed passage, straw bedded area, associated walled dungsted and all ancillary site works Ballinrahin Ballickmoyler Co. Laois		N	N	N

## P L A N N I N G   A P P L I C A T I O N S

## P L A N N I N G   A P P L I C A T I O N S   R E C E I V E D   F R O M   20/02/2023   T o   24/02/2023

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23/55	Comhlacht na Feirme Ltd	P	21/02/2023	<p>to develop on this 0.1 ha site which is located within the Abbeyleix Estate (which contains a number of Protected Structures, including the Abbeyleix House RPS-090-C). The subject site is located at the 'Boathouse' and associated lands, located on the eastern bank of the river Nore, in the central portion of Abbeyleix Estate, in the townland of Abbeyleix Demesne, Co. Laois. The 'Boathouse' is a Protected Structure (RPS-090-N). The development will consist of the deconstruction of existing above ground structure (including shallow foundations) and the re-construction of the structure, including: Construction of new piled concrete ground beams and pile caps; Installation of new supporting steel super structure; Re-construction of masonry super structure and timber roof structure (re-using existing materials); Re-roofing (using new clay tiles to match existing); Refurbishment of existing porch door; New window timber latticework; New land drains along perimeter of walls; Refurbishment of iron railings; Associated site works. All proposed works will be undertaken above the river level. A Natura Impact Statement has been prepared in respect of the proposed development.</p> <p>Abbeyleix Estate Abbeyleix Demense Co. Laois</p>		N	N	N

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23/56	Alan Jordan	R	21/02/2023	convert 33.8m2 of existing attic space into habitable space consisting of 1 no. bedroom, walk-in wardrobe & hot press Main Street Rathdowney Co. Laois		N	N	N
23/57	Ciara Carroll & Joseph Salmon	P	22/02/2023	construct a dwelling house , garage/storage shed, wastewater treatment system and percolation area, new entrance and all associated ancillary site works Clonincurragh Mountrath Co. Laois		N	N	N

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23/58	David Ryan	P	23/02/2023	vary previous grants to planning permission no. 14/369 and an bord pleanalá no. 11.245208, with extension of duration 20/518 and grant of planning ref. 22/692 at folkhouse public house RPS 084, NIAH 12900706, Abbeygate, Market Square, Abbeyleix. The variations are for phas 2 to include (A) change of use from office space to 3 no. apartments on the 1st floor, (B) changing unit on ground floor to a two storey residential unit and to include new windows and doors and extension to same including raising existing roof, (C) to raise the roof and walls to the rear of main roof to form a flat roof and (D) to form private amenity spaces to the three 1st floor apartments and all associated and necessary works Abbeygate Market Square Abbeyleix Co. Laois		N	N	N
23/59	Edith O'Sullivan	P	24/02/2023	convert attic space over creche to include office, staff room, children's preschool room and toilets The Bog Road Ballyroan Co. Laois		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/60	Noel & Marian Dooley	P	24/02/2023	construct a single storey dwelling house, garage / storage shed, connection to existing public sewer and water services, new entrance and all associated ancillary site works Glenall Borris in Ossory Co. Laois		N	N	N
23/61	Valerie Cakir	P	24/02/2023	develop as follows: 1. permission for conversion of existing garage structure (approved under planning application 08/1101) to a family apartment, 2. permission for alterations to existing garage structure comprising raising of eaves & construction of new roof with 2 no. dormer windows & 1 no. rooflight to provide 1st floor accommodation to proposed family apartment. The principal roof finishes will match the existing roof, 3. retention of new detached 12.7sqm storage shed to rear of main house 16 The Poplars Forest Park Portlaoise Co. Laois, R32 A3N3		N	N	N
23/62	Colin Delaney	P	24/02/2023	construct dwelling house, new site entrance, septic tank and all associated site works Lacka Mountrath Co. Laois		N	N	N

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23/63	David Ryan	P	24/02/2023	vary previous grants to planning permission no. 14/369 and an bord pleanala no. 11.245208, with extension of duration 20/518 and grant of planning ref. 22/692 at folkhouse public house RPS 084, NIAH 12900706, Abbeygate, Market Square, Abbeyleix. The variations are for phas 2 to include (A) change of use from office space to 3 no. apartments on the 1st floor, (B) changing unit on ground floor to a two storey residential unit and to include new windows and doors and extension to same including raising existing roof, (C) to raise the roof and walls to the rear of main roof to form a flat rood and (D) to form private amenity spaces to the three 1st floor apartments and all associated and necessary works Abbeygate Market Square Abbeyleix Co. Laois		N	N	N

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23/60054	Noel Martin	P	21/02/2023	<p>develop lands at The East End Hotel, Main Street, Portarlinton, Co Laois, within the curtilage of Protected Structure Reg. No. 12900232 (RPS no. 137). The development will consist of 10 no. hotel room units within three no. single storey buildings comprising: a. Building 1 – 4 no. units (177 sq.m Gross Floor Area), b. Building 2 – 4 no. units (177.2 sq.m Gross Floor Area), c. Building 3 – 2 no. units (88.6 sq.m Gross Floor Area). ii) The provision of external hard and soft landscaping, iii) The removal of 12 no. existing trees on site,iv) The provision of a doorway &amp; ramped pedestrian access to the rear garden, v) The provision of cycle parking and alterations to the existing car parking layout, vi) Provision of all other associated and ancillary site and development works.A Natura Impact Statement (NIS) has been included with this application.</p> <p>East End Hotel Main Street Portarlinton, Co Laois R32 K58R</p>		Y	N	N

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23/60055	Eamon Delaney	R	22/02/2023	retain change of use from dwelling house to tourism accommodation to include tourist short term letting, corporate letting and all associated site works a Listed on the Record of Protected Structures under RPS 981. Gate Lodge, Emo Village, Co. Laois. R32 HW6E		Y	N	N
23/60056	Laois Offaly Education & Training Board	P	22/02/2023	demolish existing corrugated roof, (b) demolition of outhouse, (c) part demolition of shed, (d) provision for a new two-storey temporary structure, and all associated site works. Church Street Portlaoise Co.Laois		N	N	N
23/60057	Colm Ryan	P	23/02/2023	front porch, a two-storey extension to the rear of existing dwelling, domestic shed to rear of site and all associated site works. 6 Marian Hill Portarlinton Laois R32 E0H9		N	N	N

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23/60058	Ray & Sinead Dermody	P	24/02/2023	construct a single storey extension and two dormer windows to the front and a single storey extension to the side of the existing dwelling including all associated site works Cockery House, Cavansheath Ballyfin Co Laois R32F985		N	N	N

**Total: 17**

**\*\*\* END OF REPORT \*\*\***

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
22/271	The Maltings & Granary Ltd.	P	04/05/2022	construct 2 no. apartment blocks (Blocks 6 & 7), ranging from 2 to 4 storeys, totalling 28 apartments consisting of 2 no. one-bedroom apartment, 25 no. two-bedroom apartments, 1 no. three bed apartment. Block 6 will include a 22 child space creche. Block 7 will include a manager's office. All associated site works including modification of permitted vehicular entrance off Harpur's Lane permitted under Reg. Ref. 17/449, spine road, car parking, cycle parking, bin storage, open space and landscaping. 2 no. apartment will be used for short term use by the close relatives of the nursing home in the case of a health crisis Harpur's Lane, Portlaoise, Co. Laois	23/02/2023	118

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22/433	Christopher Cullen	P	14/07/2022	for alterations and refurbishment of the exterior and interior of the existing derelict cottage for use as a single family dwelling (55m2) including new sash windows, new slate roof and rainwater goods. Construction of a new single storey extension (183m2), comprising 3no bedrooms. Provision of PV solar panels to the east and south pitch of the roof of the proposed extension: Provision of a new recessed vehicular entrance with new splayed walls, new piers and new painted timber gates; Provision of a soakaway for surface water drainage; provision of an on-site foul drainage treatment system; Provision of hard and soft landscaping , and all ancillary works necessary to facilitate the development. Redcastle Mountrath Co. Laois	20/02/2023	106

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22/454	Comhlacht na Feirme Ltd	P	21/07/2022	develop as follows on this .32 ha site which is located within the Abbeyleix Estate (which contains a number of protected structures, including the Abbeyleix House RPS-90-C). The subject site is located to the south of the farmyard and east of Bothy Cottages, in the central portion of Abbeyleix Estate, in the townland of Abbeyleix Demesne, Co. Laois. The site is also located in close proximity to the following protected structures: Stable Yard (RPS-90-D); Home Farm House (RPS-90-O); and Church of Ireland (RPS-90-B).The development will consist of the construction of concrete panelled storage bays (ranging between 2 - 2.6m in height with a total area of 378m2) and associated works, including 7 no. bays (6m x 6m) and 7 no. bays (3m x 6m); new concrete hard standing (1,605m2); new surface water sewer including petrol interceptor and soakaway and new connection into existing watermain to facilitate a hose down area; and associated site works Abbeyleix Estate Abbeyleix Demense Co. Laois	22/02/2023	119

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22/607	Board of Management of of GPCC CLG	P	03/10/2022	change use of premises from existing use as warehouse to use as Childcare Service, permission for new signage, and all associated site works Killeshin Rd. Carlow Co. Laois	22/02/2023	122
22/685	Marion & Mark Quinn	P	04/11/2022	construct a new dwelling house, domestic garage, new site entrance, septic tank treatment system, percolation area and all associated site works Drimaterril Ballinakill Co. Laois	23/02/2023	105
22/757	Gary Dunne & Ailbhe Lacey	P	19/12/2022	demolish annex to rear of house and renovate and extend dwelling house by constructing a two storey replacement annex to rear and all associated and necessary site works Stanhope Street Ballinakill Co. Laois R32 P4V6	20/02/2023	107

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22/758	George Sothern	P	19/12/2022	open a proposed agricultural entrance and all associated works Grogan Errill Co. Laois	20/02/2023	104
22/759	Denis Phelan	P	20/12/2022	construct a single storey dwelling house, garage, connection to existing public sewer and water services, new entrance and all associated site works on existing vacant site Glenlahan Stradbally Rd Portlaoise Co. Laois	21/02/2023	111
22/760	Joe Delaney & Laura McKenna	P	20/12/2022	construct a dwelling house, garage, septic tank & percolation area and new site entrance and to include all associated ancillary works Graigue Ballinakill Portlaoise Co. Laois	20/02/2023	108

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22/761	Patrick Kirk	P	20/12/2022	retain storage shed as constructed and applying for full planning permission for proposed machinery & scaffolding storage shed and all associated and necessary site works Boley Abbeyleix Co. Laois R32 R8D8	21/02/2023	113
22/766	Milessa Greene & Barry Conlon	P	21/12/2022	construct a two storey dwelling house, domestic garage, install a proprietary wastewater treatment system and polishing filter, new entrance and all associated and necessary site works Inch Stradbally Co. Laois	22/02/2023	117
22/60052	Michelle and Laurence Costello	P	20/12/2022	construct domestic dwelling house and garage, new treatment system, percolation area and all ancillary site development works Cloncosney Mountmellick Co. Laois	20/02/2023	109

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22/60053	Nicky & Anna Cashin	P	20/12/2022	construct a garage and all associated site works Newline Road Durrow Co. Laois	20/02/2023	110
22/60055	Valerie Moody	R	20/12/2022	retain first floor extension to existing dwelling house and associated site works. 46 St. John's Square Portlaoise Co. Laois. R32 X0WA	21/02/2023	115
22/60057	Michael Booth & Martina Dunne	P	20/12/2022	extend and renovate existing farm house, including demolition of sections, rebuild and associated site works. Ballyduff Stradbally Co. Laois. R32 DA56	21/02/2023	116
22/60058	Liam Costigan	P	20/12/2022	construct storage shed and all associated site works Graiguenahown, Spink, Abbylax, Co. Laois	21/02/2023	114

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22/60060	Noel McCormack	P	21/12/2022	construct single Story Dwelling House, Demolition of Existing Sheds, Site Entrance, Connection to Existing Services and to include all associated site works Townparks Borris-In-Ossary Co. Laois R32 TP04	23/02/2023	120
23/60001	Linda Malone O'Connor & Noel O'Connor	P	22/12/2022	construct proposed new dwelling house, domestic garage, septic tank treatment system and all associated site works. Retention Permission is sought to retain site entrance, retain the mobile home onsite and for the mobile home to remain in position for the duration of the construction phase of the dwelling Coolaghy, Portarlinton, Co. Laois.	23/02/2023	124
23/60002	Don O'Connell	R	22/12/2022	retain domestic entrance, wing walls, location of septic tank, percolation area and all associated site works Aghmacart Cullohill Co. Laois	24/02/2023	126

**LAOIS COUNTY COUNCIL**  
**PLANNING APPLICATIONS**  
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23/60004	Aidan Fitzgerald	P	09/01/2023	install a septic tank treatment system, percolation area, decommission of existing septic tank and all associated site works. Garryhedder, Clonaslee, Co. Laois.	24/02/2023	127

**Total: 20**

**\*\*\* END OF REPORT \*\*\***

## P L A N N I N G   A P P L I C A T I O N S

## A P P E A L S   C U M U L A T I V E   R E P O R T   F R O M   2 0 / 0 2 / 2 0 2 3   T o   2 4 / 0 2 / 2 0 2 3

FILE NUMBER	APPLICANTS NAME	PLAN DEPT. DEC. DATE	PLAN DEPT. DEC.	NOTIFICATION DATE	TYPE	APPEAL DEC. DATE	APPEAL DECISION
22/171	Michael McCrohan	24/01/2023	C	20/02/2023	3		

## \*\*\* APPEALS TOTALS \*\*\*

## PLANNING DEPT. DECISIONS

COUNT : 1

CONDITIONAL : 1

UNCONDITIONAL: 0

REFUSED : 0

## AN BORD PLEANALA DECISIONS

COUNT : 1

GRANTED : 0

REFUSED: 0

WITHDRAWN: 0

DISMISSED : 0

UNDECIDED: 0

**PLANNING APPLICATIONS**  
**APPEALS CUMULATIVE REPORT FROM 20/02/2023 To 24/02/2023**