

An
Coimisiún
Pleanála

Direction
CD-021010-25
ACP-322907-25

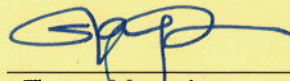
The submissions on this file and the Inspector's report were considered at a meeting held on 17/10/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 20/10/2025


Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The site is located on lands zoned Enterprise and Employment under the provisions of the Laois County Development Plan 2021-2027 where the stated objective is 'to provide lands for enterprise and employment use, more specifically low input and emission manufacturing, campus-style offices, storage uses, wholesaling and distribution, commercial services with high space and parking requirements that may not be suitable for town centre locations.' The proposed development for change of use from office block to self-catering guest accommodation/short-term let accommodation comprising

four apartment units and an extension to accommodate a new stairwell is a residential use that is not normally acceptable under 'Enterprise and Employment' zoning. Table 13.1 of the CDP sets out land use zoning acceptability and states that development which is classified as being not normally acceptable in a particular zone is one which will not be entertained by the Local Authority except in exceptional circumstances. The Commission considered that the applicant has failed to demonstrate exceptional circumstances in this proposal. The proposed development would be contrary to the Enterprise and Employment zoning objective and policy set out in the Laois County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1:

The appeal site forms part of a larger land parcel which is under the applicant's control, as indicated on the submitted Site Location Map. It is further considered that in the absence of an agreed overall masterplan and vision for the lands under the applicant's control, in line with the applicable zoning objective, that the proposed development would represent a piecemeal and uncoordinated approach and would, therefore, be contrary to the proper planning and sustainable development of the area. Given the substantive reason for refusal set out above, the Commission decided not to seek further information with regards to this issue at this time

Note 2:

Section 34(13) of the Planning and Development Act, 2000, as amended states that *'a person shall not be entitled solely by reason of a permission under this section to carry out any development'*.