



An
Coimisiún
Pleanála

Direction
CD-022250-26
ACP-323598-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/06/2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 16/06/2026

Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and extent of the proposed development, constituting a change of use of an existing building from workshop to an out-patients medical centre and associate works of alteration and extension and associated site works, and having regard to the urban location and context of the subject site, and in particular the adjacent commercial use and associated car park, and to the provisions of the Laois County Development Plan 2021-2027 and the Portlaoise Local Area Plan 2024-2030, it is considered that the proposed development would be in accordance with the provisions of the statutory development plans for the area, would not, subject to appropriate conditions, negatively impact on the amenities of

adjacent residential or commercial properties and would otherwise be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that the proposed development, constituting a change of use of an existing building from workshop to an out-patients medical centre, associate works of alteration and extension of the existing structure, and associated site works, would not result in any significant increase in surface water runoff from this brownfield back-land urban location and that the management and disposal of surface water from the subject site could be adequately addressed by appropriate conditions of planning permission, and that the proposed development would not, subject to appropriate conditions, significantly impact on the amenities of adjacent residential or commercial properties.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 5th day of June 2025 and on the 24th day of July 2025, and the further plans and particulars received by An Coimisiún Pleanála on the 6th day of February, 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. Prior to the commencement of development, the developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

4.
 - (a) All clean surface water run-off from roofs, hard surfaces and parking areas shall be collected and discharged to the surface water drainage and no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties.
 - (b) Prior to the commencement of development, the developer shall submit details of all drainage arrangements for the subject site, including the management, collection, attenuation and disposal of surface water, for the written agreement of the planning authority.

Reason: In the interest of public health, pollution control and the proper planning and sustainable development of the area.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including site parking, materials storage, noise and dust management measures, maintenance of access to third party properties and services, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of all waste streams, having particular regard to clinical waste, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.