



An
Coimisiún
Pleanála

Commission Direction
CD-000159
PL-500151-LS

The submissions on this file and the Inspector's report were considered at a meeting held on 24 February 2026.

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

Planning Commissioner:

Patricia Calleary.

Patricia Calleary

Date:

24th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- (a) the nature, scale and extent of the proposed development,
- (b) the characteristics of the entirety of the site and of the surrounding area,

(c) National, regional and local policy support, in particular:

- National Planning Framework, First Revision, 2025,
- Government Policy Statement on the Security of Electricity Supply (2021),
- Regional Spatial and Economic Strategy for the Eastern & Midland Region 2019-2031,
- Laois County Development Plan 2021-2027,
- Portlaoise Local Area Plan 2024-2030,

(d) the likelihood for consequences on the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites, and given:

(e) that the Commission has performed its functions in a manner consistent with The Climate Action and Low Carbon Development Act 2015 (as amended),

it is considered that the proposed development, subject to compliance with the conditions set out below, would not materially contravene the provisions of the Laois County Development Plan 2021-2027, would comply with the Portlaoise Local Area Plan 2024-2030, would not have an unacceptable impact on the landscape and the visual amenities of the area, would not have significant adverse impacts on the environment, and would not seriously injure the amenities of property in the vicinity. The proposed development would not have any likely significant effects on the River Barrow and River Nore Special Area of Conservation (Site Code: 002162) or any other European Site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1:

The Commission considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an Appropriate Assessment in relation to the potential effects of the proposed development on designated European sites. The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that River Barrow and River Nore Special Area of Conservation (Site Code: 002162) is the only European Site in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the site and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement, and all the other relevant submissions on file, and carried out an Appropriate Assessment of the implications of the proposed development on River Barrow and River Nore Special Area of Conservation (Site Code: 002162) in view of the sites Conservation Objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the sites' Conservation Objectives using the best scientific knowledge in the field. In completing the assessment, the Commission considered, in particular, the following:

- (i) the site-specific Conservation Objectives for the European Site,
- (ii) the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (iii) mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's Report in respect of the potential effects of the proposed development on the aforementioned European Site. In overall conclusion, the Commission were satisfied that the proposed development would not adversely affect the integrity of the European Site in view of the site's Conservation Objectives and that there is no reasonable scientific doubt as to the absence of such effects.

Environmental Impact Assessment Screening

Having regard to:

- (a) the nature and extent of the proposed development, which is below the threshold in respect of Class 1(a) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,
- (b) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.
- (c) the results of other relevant assessments of the effects on the environment submitted by the applicant including an Appropriate Assessment Screening Report, Natura Impact Statement and Environmental Impact Assessment Screening Report,
- (d) the mitigation measures put forward in the accompanying Planning and Environmental Considerations Report and Construction Environmental Management Plan
- (e) consideration of Cumulative Effects.

In so doing, the Commission concluded that by reason of the nature, scale and location of the project, the development would not be likely to have significant effects on the environment and that an Environmental Impact Assessment and the

preparation of an Environmental Impact Assessment Report would not, therefore, be required.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 24th day of March 2025, as amended by the further plans and particulars received by the planning authority on the 7th day of August 2025, 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. The mitigation measures contained in the submitted Natura Impact Statement (NIS) shall be fully implemented.

Reason: To protect the integrity of European Sites.

3. The developer shall engage a suitably qualified archaeologist to monitor all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development. Prior to the commencement of such works, the archaeologist shall consult with and forward to the Local Authority archaeologist or the National

Monuments Service as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record, of places, caves, sites, features or other objects of archaeological interest.

4. A final Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise, vibration, external lighting, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection.

5. A final Construction Traffic Management Plan shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

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

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

7. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material.

Reason: In the interest of traffic safety and convenience.