

The submissions on this file and the Inspector's report were considered at a meeting held on 11 August 2026.

The Commission treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Commission also decided that the planning authority be directed, as follows:

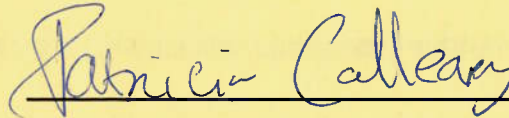
Amend condition 11 to read as follows:

The developer shall pay to the planning authority a financial contribution of 5960 euro (based on 149 sq.m gross floor area x €40 per sq.m) 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.

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.

Planning Commissioner:



Patricia Calleary

Date:

11th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission, in accordance with section 48 of the Planning and Development Act 2000 (as amended) considered that the terms of the Laois County Council Development Contribution Scheme 2025 - 2031 for the subject area had not been properly applied and the 'catch all' category (development not in any of the above classes') was instead the appropriate category of development applicable.

In disagreeing with the inspector's recommendation to attach the condition (Condition 11) on the basis of the inspector's finding that the terms of the Laois County Council Development Contribution Scheme 2025 - 2031 for the subject area had been properly applied, the Commission did not share this finding. Notwithstanding the description of the development set out on the public notice that referred to three independent living units, having regard to the drawings and documents and the entirety of the development description on the public notice,

which also referred to communal kitchen and also having regard to the function of the development which is to provide residential care and related services for clients referred by the HSE and TUSLA, the Commission did not find that the development fitted 'urban residential' category, like for example a house or an apartment would. Instead the Commission considered that the development type does not fit any of the classes contained within the development contribution scheme, however, in allowing for such occurrences, the scheme has a 'catch all' category for such development under a heading of 'development not in any of the above classes' with an amount of €40 per sq.m applicable for such developments. The Commission concluded this to be the applicable category for the proposed development.