



An
Coimisiún
Pleanála

Commission Direction
CD-001114
PL-501198-LS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20 August 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Date:

20th day of August 2026

Reasons and Considerations

1. Having regard to the layout and arrangement of internal rooms and particularly the lack of a window serving the living room, reliance on roof windows to serve Bedroom 4 (3 person room) and Bedroom 7 (5 person room) and the inadequate size of the window serving Bedroom 8 (four person room) and Bedroom 2 (3 person room) within the proposed development, resulting in poor outlook and amenity from these rooms, the Commission was not satisfied that the development would be in accordance with the requirements of the National

Standards for Accommodation Offered to People in the Protection Process (Department of Justice 2020), specifically in relation to providing good-quality living accommodation for residents and ensuring habitable rooms receive sufficient natural light. The Commission considered that the layout as proposed would result in substandard accommodation for future occupants and would therefore be contrary to the proper planning and sustainable development of the area.

2. The Commission is not satisfied, on the basis of the information submitted with the application, that there are adequate social infrastructure facilities to cater for the proposed development, particularly in conjunction with the proposed other facility to accommodate persons seeking international protection at Peadar's Bar to the south of the subject site An Coimisiún Pleanála - Case reference: PL11.501199). In the absence of a more comprehensive and robust audit of social, communal and educational facilities, the Commission considers that it has not been adequately demonstrated that sufficient social infrastructure exists to cater for the demand arising from the current proposal in conjunction with other proposed facilities within Durrow. The proposed development is therefore considered to be premature pending a more comprehensive assessment of social infrastructure to cater for the proposed development.

In deciding not to accept the inspector's recommendation to grant permission, the Commission, while agreeing with the inspector that the development is acceptable in principle, did not share the inspector's finding that the applicant has suitably demonstrated compliance with the National Standards for Accommodation Offered to People in the Protection Process (Department of Justice 2020). In this regard, based on the design and layout presented, the Commission was not satisfied that

the development would be in accordance with the requirements of the applicable National Standards, specifically in relation to providing good-quality living accommodation for residents and ensuring habitable rooms receive sufficient natural light. The Commission considered that the layout as proposed would result in substandard accommodation for future occupants. The Commission also disagreed with the inspector's finding that there was sufficient spare social and community infrastructure capacity in the area to cater for the subject proposal. In the absence of a more comprehensive and robust audit of social, communal and educational facilities, the Commission was not satisfied that it has not been adequately demonstrated that sufficient social infrastructure exists to cater for the demand arising from the current proposal in conjunction with other proposed facilities within Durrow.

Note: The Commission noted that there is a requirement under DM ACA 1 of the Laois County Development Plan (2021-2027) that any applications for permission for the refurbishment/change of use within Architectural Conservation Areas (ACAs) should be accompanied by an Architectural Assessment Report. While it was open to the Commission to request further information from the applicant on this matter, having regard to the substantive reason for refusal, the Commission decided not to pursue this matter further.