



An
Coimisiún
Pleanála

Commission Direction
CD-001028
PL-501203-LS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 31 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the draft Order hereunder.

Planning Commissioner:



Tom Rabbette

Date:

7th day of August 2026

Draft Order

Reasons and Considerations

Having regard to the established residential location in a built-up urban area, pattern of development in the vicinity, provisions of the Laois County Development Plan 2021-2027 in terms of residential extensions (DM HS 14: 'House Extensions/

Alterations in Urban and Rural Areas'); and, the design, layout and scale of the proposed development, it is considered that, subject to compliance with conditions set out below, the proposed extension would provide for a reasonable upgrade of accommodation on the site, would not have an adverse impact on the amenities of neighbouring properties, would be wholly in keeping with the pattern of development in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 information submitted to the planning authority on the 30th day of January, 2026 and subsequently amended by clarification of further information submitted on the 11th day of March, 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of clarity.

2. The dwelling and extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interests of clarity and development control.

3. Prior to commencement of development the developer shall submit for the written agreement of the planning authority details of materials, colour and texture of all the external finishes to the proposed house.

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

4. No part of the subject development shall overhang or encroach onto any neighbouring properties.

Reason: In the interest of the proper planning and sustainable development of the area.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of any works on the site, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

6. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

7. (a) Any proposals by the developer to divert or build over any existing water or wastewater services must be submitted to Uisce Éireann for written approval prior to works commencing. Uisce Éireann request the developer to submit details to Uisce Éireann for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Uisce Éireann prior to connection agreement and or works commencing.

- (b) All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Reason: In the interest of public health.

8. Site development and building works shall be carried out between the hours of 0700 to 1800 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.

9. 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.