



An
Coimisiún
Pleanála

Commission Order
ACP-322910-25

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 2560203

Appeal by Hilary Murphy and Ann Dunne care of An Tigín, Irishtown, Mountmellick, Laois against the decision made on the 5th day of June 2025 by Laois County Council to grant, subject to conditions a permission to the Health Service Executive care of Scott Tallon Walker Architects 19 Merrion Square, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention: Carry out development which will consist of material alterations to the external envelope of the new 50 Bed unit building, including the removal of 950 millimetres step in the north façade. The reduction in height of all ensuite roof parapet levels, omission of one number north balcony, addition of the coloured render inserts between windows at all levels. Removal of rendered parapet and replacement with metal balustrade above the glazed curtain wall elements to all facades. Alterations to the main entrance including reconfiguration of the curtain walling. Landscape amendments to the north main entrance including the reconfiguration of the north path, construction of a new external access stair, relocation of the service entrance gate together with new surface finishes to the existing piers to match the existing boundary wall. The addition of 13 number bicycle

stands. The omission of ten number windows in total to the north east and the north west elevation. The demolition of an existing shed and construction of a new Boiler House located at the south of the 50 Bed Unit, the demolition and removal of an existing chimney to the west of the existing boiler house, the demolition of an existing WC, ramp and blocking of existing external door to the south of the existing laundry building. The inclusion of PV panels on the roof. The relocation of the existing compactor and associated bins. The removal and replacement of existing non-compliant ramps to the rear (south) of the existing Nursing Unit and the construction of a new maintenance access road including alterations to the carparking layouts with reduction of seven number spaces including all associated site and landscape works. Permission was granted for the new 50 bed unit for the replacement of existing beds including support services, associated site works, reconfiguration/upgrade landscaping works and associated minor works per Register Reference 20/208, at Saint Vincents Community Nursing Unit, Ballycullenbeg, Mountmellick, County Laois.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Laois County Development Plan 2021-2027, the 'Community, Educational and Institutional' zoning of the site, its urban location, the planning history of the site, and the relatively small scale and nature of the proposed amendments to the permitted Community Nursing Unit on this long-established hospital campus, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area through the

partial use of coloured render on the elevations of the unit, and would not negatively impact on residential amenities through glare. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed to be retained shall be carried out and completed and in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. 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 development proposed to be retained shall comply with the conditions of Planning Register Reference Number 20/208, except as otherwise may be required in order to comply with this Order.

Reason: In the interest of clarity.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *29th* day of *October* 2025.