



An
Coimisiún
Pleanála

**Commission Order
PL-500057-LS**

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 25/11

Appeal by Michael Keenan against the decision made on the 15th day of September, 2025 by Laois County Council to grant, subject to conditions, a permission to JPRT Properties Limited and EDH Properties Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought for the following: (a) to make alterations to the existing front elevation by removing the shopfront with installation of two windows to return it to its original state, (b) change of use of existing dwellinghouse to commercial guesthouse in its current layout as submitted under seven-day notice register reference number SN0010485LS for completeness, (c) to construct a single storey extension to the rear of the property consisting of six en-suite bedrooms, plant room, covered walkway, landscaping and all associated site works. Retention permission is sought for the following: (a) the demolition of structurally unsafe out-buildings to the rear of the property and (b) works to the rear of the property as constructed on site to date, all at a site at Main Street, Mountrath, County Laois. The proposed development was revisited by further public notices received by the planning authority on the 20th day of August, 2025.

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 and the zoning for town centre purposes, to the location of the site in an established urban area within the centre of Mountrath and to the nature, form, scale and layout of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would be an acceptable form of development at this location and would not seriously injure the residential or visual amenities of the area. The proposed development and 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 shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18th day of June 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 retained and carried out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The proposed guesthouse bedroom accommodation hereby permitted shall be used exclusively as guesthouse/holiday accommodation/short-term lettings accommodation.
- (b) The development shall be amended to provide covered bicycle parking spaces in line with the requirements of the development plan. Revised drawings showing compliance with this requirement shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interests of clarity and orderly development, and to protect residential amenities.

3. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 as amended, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenities.

4. The roof, materials and external finishes of the proposed development shall be consistent with the details submitted with the application, unless otherwise agree in writing with the planning authority.

Reason: In the interests of clarity and the visual amenities of the area.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 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 amenities of property in the vicinity.

8. The construction of the development shall be managed in accordance with a Construction and Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This shall provide details of intended construction practice for the development including the temporary construction access, traffic management arrangements, noise and dust management measures, measures to prevent the spillage of debris on the road, and off-site disposal of construction/ demolition waste.

Reason: In the interests of public safety and residential amenity.

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.

10. The developer shall pay to the planning authority a financial contribution for car parking as a contribution in lieu of 16 car parking spaces in the area of the planning authority that are provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any 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 contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Gurrrie

Mary Gurrrie

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *24* day of *February* 2026.