



An
Coimisiún
Pleanála

**Commission Order
PL-501198-LS-26**

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 25/60417

Appeal by Durrow Development Forum and by Durrow Community Council against the decision made on the 25th day of March, 2026 by Laois County Council, to grant subject to conditions a permission, to Marc Lennon in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change the use of the existing pub and guesthouse/hostel permitted under planning register reference number 2460198 for accommodation to be used for persons seeking international protection under the IPAS Scheme. The change in use permission relates to the following works: 1) the change of use of the existing bar on the ground floor and private accommodation on the first floor for use for accommodation on both ground floor and first floor, comprising of 10 number bedrooms (eight number on ground floor, and two number on first floor level), 2) ancillary rooms, kitchen dining area 23.8 square metres, communal living area 20.7 square metres, dining room 22.6 square metres, 3) female bathroom 2

number WC, two number showers, two number, WHB, male bathroom, three number, WC, two number showers, two number urinals. (There is one number unisex bathroom on the first floor to include one toilet seat, one shower and one WHB. There is also a small study/communal space on the first floor of 6.5 square metres), 4) new laundry room to the rear comprises of an area of 12.5 square metres, and covered canopy area, store area comprising of an area of 11.91 square metres, and refuse area of 7.79 square metres, all at Lennon's Bar, Mary Street, Durrow Townparks, Durrow, County Laois.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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: PL-501199-LS-26). 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.



Patricia Calleary

Planning Commissioner of An Coimisiún

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

Dated this 20th day of August 2026.