



An
Coimisiún
Pleanála

Commission Order
PL-501199-LS-26

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 25/60418

Appeal by Durrow Development Forum and by others against the decision made on the 24th day of March, 2026 by Laois County Council, to grant subject to conditions a permission, to Marc Lennon for the proposed development.

Proposed Development: Development which consists of accommodation to be used as accommodation for persons seeking international protection under the IPAS Scheme. The permission relates to the following works: (1) the retention and 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 five number ground floor bedrooms and three number first floor bedrooms, and ancillary living room 16.1 square metres. kitchen dining room 19.8 square metres, store 3.7 square metres and bathroom 8.2 square metres, permission for the construction of a single storey extension to the rear of the existing building to be used for accommodation consisting of three number additional bedrooms, ground floor kitchen 15 square metres; communal; living/dining room 41.3 square metres, laundry room 12.1 square metres, male and female bathroom and showering facilities, all at Peader's Bar, Mary Street, 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 windows serving the kitchen area and bedroom number 4 at ground floor level within the proposed development, the Commission was not satisfied that the development would be in accordance with the requirements of the Department of Justice, National Standards for Accommodation Offered to People in the Protection Process Apply to the Living Conditions and Services Provided to Residents within Accommodation Centres (2020), specifically in relation to providing good-quality living accommodation for residents and ensuring habitable rooms receives 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 Lennon's Bar to the north of the subject site. 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 proposal is therefore considered to be premature pending a more comprehensive assessment of social infrastructure to cater for the proposed development.

Patricia Calleary

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Planning Commissioner of An Coimisiún

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

Dated this *20th* day of *August* 2026.