



An
Coimisiún
Pleanála

Commission Order
PL-501545-LS

Planning and Development Acts 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 25/60770

Appeal by The Maltings and Granary Limited against the decision made on the 18th day of May, 2026 by Laois County Council to refuse permission.

Proposed Development: Intensify the usage of the creche, previous planning grant under planning register reference number 24/60056. The existing planning accommodates 22 children, and the new application is designed to accommodate 58 children. The car parking for staff has been increased. The play area has also been revised, all at Harpurs Lane, Portlaoise, County Laois (part of former Minch Norton Maltings).

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the provisions of the Laois Development Plan 2021-2027, and the nature and pattern of existing development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide an appropriate form and scale of childcare provision, would not result in an undue adverse impact on car parking or traffic generation at the site, or on the residential amenity of properties in the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission on parking arrangements, specifically that the removal of all visitor parking serving an assisted residential unit (Block 1) and the nursing home on site would be unacceptable and would result in parking congestion and traffic management difficulties, the Commission did not share this view. Instead, the Commission was satisfied that, having regard to the siting of the proposed development in a town centre location, and having regard to the modest nature and scale of the crèche unit, and the level of parking provided (seven dedicated spaces for staff and four set-down spaces for parents/guardians) to serve the crèche unit, and having regard to the details provided in the applicant's submitted Parking Reconciliation Report (dated April 2026) and the mixed-use nature of Block 6 (22 residential apartments and the crèche unit) which supports the principle of parking efficiency through staggered demand, the Commission was satisfied that, notwithstanding the intended use of the parking available of the 12 'permit parking' spaces for use by the crèche visitors during its opening hours, there is adequate parking provided throughout the wider development such that can satisfactorily accommodate the needs of residents, staff and visitors of Block 1 (assisted living unit) and Block 2 (nursing home) and the wider development.

In this regard, the Commission took into account the wider policy support for the reduction of car parking in town centre locations, including Parking Policy Objective TRANS 28 of the Laois Development Plan 2021-2027, and SPPR 3(ii) of the Sustainable Residential Development and Compact Settlements Guidelines (2024).

Conditions

1. The proposed development shall be carried out 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 11th day of February, 2026 and the 21st day of April, 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (a) The maximum number of children accommodated within the childcare facility at any one time shall not exceed 58.
 - (b) No material change of use or intensification of use beyond that hereby permitted under this Order shall take place without a prior grant of planning permission.

Reason: In the interest of clarity and to regulate the use of the development.

3. The operating hours of the childcare facility shall be agreed in writing with the planning authority prior to its first operation.

Reason: In the interest of clarity and to regulate the use of the development.

Patricia Calleary

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Planning Commissioner of An Coimisiún

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

Dated this *08* day of *October* 2026.