



An
Coimisiún
Pleanála

Inspector's Report PL-500057-LS

Development	Alterations to the existing front elevation by removing the shopfront with installation of two windows to return it to its original state, change of use of existing dwelling house to commercial guesthouse, and to construct a single storey extension.
Location	Main Street, Mountrath, Co. Laois.
Planning Authority	Laois County Council
Planning Authority Reg. Ref.	25/11
Applicant(s)	JPRT Properties LTD. & EDH Properties LTD.
Type of Application	Permission and Retention Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party Appeal
Appellant(s)	Michael Keenan and others
Observer(s)	None

Date of Site Inspection

16th January 2026

Inspector

Emer Doyle

1.0 Site Location and Description

- 1.1. The site has a stated area of 1.285 ha and is located on the eastern side of Main Street, Mountrath, Co. Laois. The site fronts onto the R445 (old Dublin/ Limerick N7) and is located in close proximity to Market Square in the town centre.
- 1.2. The existing building comprises a three storey terraced property, formerly in commercial use on the ground floor as a pharmacy and in residential use on the upper floors. The site is long and narrow and backs onto the local national school. Existing buildings to the north and south are protected structures – R270 Gallaghers Façade and RPS 733 Centra/ Hiberian House. Current uses of existing adjoining buildings are as a post office and Centra Store and a public house.
- 1.3. There are double yellow lines immediately adjacent to the site with parking in close proximity at Market Square.

2.0 Proposed Development

- 2.1. Permission sought for the following:
 - Change of use of existing building to commercial guesthouse (stated floor area of 464m²)
 - Changes to front elevation to provide two windows in lieu of existing pharmacy shopfront
 - Single storey extension to the rear of existing building consisting of 6 No. en-suite bedrooms (stated floor area of 112m²)
- 2.2. Retention permission sought for demolition of a number of outbuildings and construction works also carried out on the site to include a foundation to the proposed extension.
- 2.3. Details were submitted to the Planning Authority dated the 18th of June 2025 to include the following:
 - Amended drawings to comply with Failte Ireland standards including the provision of a lounge area for guests and the reduction of one bedroom (19 No. proposed in lieu of 20 No.)

- Revised drawings and images of additional works carried out at the site including addition of door to ground floor dining area and blockwork to the proposed extension
- BRE 365 soak away test report and revised drawings providing for a soakway
- Responses to third party concerns

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to 14 No. conditions.

Condition 13 required a development contribution for Roads and Amenities. This contribution was reduced by 33% in accordance with Section 13.2 of the scheme having regard to the town centre location.

Condition 14 required a development contribution for 17 No. car parking spaces at the rate of €500 per space.

All other conditions are of a standard nature for a development of this type.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The first planners report dated the 11th of April 2025 required Further Information in relation to compliance with Failte Ireland quality standards for guesthouses, issues raised by third party, surface water drainage and front elevation.
- The second report dated the 14th of July 2025 outlined the Further Information response and advised that new notices were required.
- The third report dated the 15th of September 2025 considered that the response to the Further Information Request was acceptable and recommended permission subject to conditions.

3.2.2. Other Technical Reports

Area Engineer: No Objection.

Fire Officer: Applicant is required to comply with all building control regulations.

Environment Section: No objection subject to conditions.

Road Department: No Objection.

Roads Design Office: The first report required further information in relation to surface water drainage. The second report recommended permission subject to conditions.

3.3. Prescribed Bodies

- No reports.

3.4. Third Party Observations

- 3.4.1. Two no. submissions were made to the Planning Authority. The issues raised are similar to those raised in the appeal.

4.0 Planning History

No relevant planning applications.

Unauthorised Development UD Ref 24/045

Warning letter issued by Planning Authority in relation to unauthorised development comprising of the demolition of a boundary walls and sheds within the curtilage of RPS 270 and RPS 273, construction of a concrete base to the rear and a change of use from a shop and house to a proposed use of a hostel or for the accommodation for International Protection Applicants.

5.0 Policy Context

5.1. Development Plan

Laois County Council Development Plan 2021-2027

Site is zoned as 'Town Centre' with an objective to protect and enhance the special and social character of the existing town centre and to provide for and improve retailing and commercial activities.'

Mountrath is a self sustaining town within the settlement hierarchy set out in the plan.

The site is located between 2 No. Protected Structures to the north and south.

RPS 733	Centra/Hibernian House, Main Street, Mountrath	Mountrath (MB. W. BY.)	12900622		Regional
RPS 270	Gallagher's Façade, Main Street, Mountrath	Mountrath			

Section 8.5 relates to Tourist Infrastructure. Policy 8.5.2 relates to accommodation.

Policy Objectives for Tourism Infrastructure

TI 1 Encourage and promote tourism related facilities and accessible accommodation within existing settlements and in rural areas where there is a clear and demonstrated need and benefits to the local community and where the development is compatible with the policies set out for the protection of the environment.

TI 5 Encourage and support the provision of a wider range of accommodation types throughout the country in order to ensure that the country is an attractive location to spend increased amounts of time for a wide range of visitors.

Policy Objectives for Development Management Standard – Tourist Facilities

DM TM1 Tourist and recreational facilities, in particular accommodation, shall be generally located within town and villages unless

Car Parking and Cycle Parking

Car parking requirements are to comply with the standards contained in Table 10.3.

Table 10.3 Land Use Parking Space Requirements - Hotels, B and B's and Guesthouses – 1 space per bedroom

Parking Policy Objectives	
TRANS 28	<p>Ensure that the provision of adequate parking facilities, including disabled parking, shall form part of the assessment of any application for development in accordance with the standards contained in Table 10.3: Land Use ParkingSpace Requirements.</p> <p>Where it is not possible to provide parking for the proposed development within the site, the matter will be dealt with in accordance with an approved Development Contribution Scheme.</p> <p>A relaxation of car parking requirement may be considered where a development is located in town centre locations, in close proximity to public transport or for certain types of housing developments such as assisted living units.</p>
TRANS 29	<p>Ensure that in the cases of certain activities where it can be demonstrated to the Planning Authority that there is a clear time demarcation between uses, dual use of parking spaces may be permitted. Such assessments shall be determined on a site by site basis and according to their merits.</p>
TRANS 30	<p>Ensure adequate space shall be made for the servicing of the facility, including loading and unloading of vehicles, which should be provided for within the site curtilage and should not interfere with the operation of adjacent public Thoroughfares.</p>
TRANS 31	<p>Ensure that cycle Parking will normally be required in development schemes and the Council shall promote and encourage the provision of cycle spaces in public car-parks and appropriate locations in towns and villages throughout the county. Where appropriate, cycle spaces shall be provided in prominent and secure locations convenient to building entrances.</p>

5.2. Natural Heritage Designations

5.2.1. The subject site is not located within a designated site. The following natural heritage designations are located in the general vicinity of the development site:

- River Barrow and Nore SAC c. 100m west of the site.
- Slieve Bloom Mountains SPA c. 3.5km north of the site.
- Slieve Bloom Mountains NHA c. 5km north of the site.
- Slieve Bloom Mountains SAC c. 5km north of the site.

5.3. EIA Screening

5.3.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered

that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The grounds of appeal can be summarised as follows:

- Poor quality of design.
- Retail use would be a more appropriate use for the site.
- Lack of safe parking.
- Concern regarding impact on protected structures.
- Concern regarding construction of boundary wall between Centra shop and site.
- Concern regarding capacity of existing infrastructure.
- Concern regarding end users.
- Concern regarding lack of car parking in the town of Mountrath.
- Concern regarding impact of demolition of derelict buildings on nesting bird sites and bats.
- Attached to the appeal is a letter from a local councillor- Mr. James Kelly which outlines that there is no capacity in the existing public car park in the centre of the town and no other site in the town available to provide extra capacity.
- The appeal is also accompanied by a letter from an adjoining hardware store which states that they have not given permission to the applicant to access the property through their site.

6.2. Applicant Response

6.2.1. The response submitted can be summarised as follows:

- Most of the observations in the appeal are a repeat of the submissions made at planning stage. It is respectfully submitted that these have been addressed at Further Information stage.
- The development complies with Chapter 4 of the National Planning Framework and the aims of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.
- All works carried out were within the red line boundary of the property and were agreed with adjoining landowners. This has previously been addressed in the Further Information Response.
- The proposed development can contribute to the enhancement of the town of Mountrath and will not take away from established businesses.
- A visual survey of nesting sites and roosting area for bats was conducted within the proposed development. The visual assessment included careful inspection of trees, buildings, crevices and other suitable habitats during daylight hours for signs of nesting or bat activity such as droppings, staining, or movement. No evidence of active or historical nesting sites or the presence of bats was observed during the visual inspection, therefore it was considered that a report was not required. Even though no evidence was found, the demolition works were scheduled to take place outside of the bird nesting period (typically March to August inclusive) to avoid disturbance to breeding birds in compliance with wildlife protection regulations.

6.3. **Planning Authority Response**

- No response.

6.4. **Observations**

- None

7.0 **Assessment**

- 7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Principle of Development
- Impact on Protected Structures
- Design and Layout
- Parking
- Other Matters

7.2. Principle of Development

- 7.2.1. The appeal site is located on lands zoned as 'Town Centre' with an objective to protect and enhance the special and social character of the existing town centre and to provide for and improve retailing and commercial activities. Guesthouse use will normally be acceptable in this zoning as per Table 13.3 of the plan.
- 7.2.2. As such I consider that the proposed development would comply with the Town Centre zoning.

Other Policies/ Objectives

- 7.2.3. I consider that the proposed development aligns with following CPD Policy Objectives:

Policy Objectives for Tourism Infrastructure

TI 5 Encourage and support the provision of a wider range of accommodation types throughout the county in order to ensure that the county is an attractive location to spend increased amounts of time for a wide range of visitors.

Tourist Infrastructure Development Management Standard

DM TM 1 Tourist and recreational facilities, in particular accommodation, shall be generally located within town and villages unless ...

Town/ Village Centre Management Policy Objectives

TC 12 Encourage start-up businesses and tourism businesses to set-up in town and village centre locations.

- 7.2.4. As such, I consider that the principle of additional tourist accommodation within a town centre location complies with the Town Centre zoning objective and that the

town centre location is generally considered an appropriate location for tourist related accommodation.

7.3. Impact on Protected Structures

- 7.3.1. It is proposed to remove the existing shopfront of the premises and replace same with two windows similar to those in the existing elevation. Whilst the existing building is not a protected structure, nor is it located in an architectural conservation area, Gallaghers façade to the north of the site is a protected structure (RPS 270) and the Centra Store/ Hiberian House to the south is a protected structure (RPS 733) and is listed as being of Architectural/ Artistic Interest with a regional rating in the National Inventory of Architectural Heritage. I note that there are a significant number of protected structures in the immediate vicinity on the main street and in Market Square. In this regard Table 8.2 of the Development Plan identifies that Mountrath Market Square is a historic town.
- 7.3.2. The existing shopfront is of some architectural and visual interest, being a good example of a traditional retail shopfront. The Planning Authority requested the applicant to consider retaining the shopfront in the Further Information Request however the applicant responded that they were unable to do this. I am of the view that the changes proposed to the shop front are relatively minor, in scale and proportion with the existing elevation, and do not detract from the visual amenities of the area or the existing historic core of the town centre at this location.
- 7.3.3. I note that concerns were raised in the appeal regarding the demolition of existing stone structures within the site and a boundary wall and replacement of same with a concrete boundary wall. Having reviewed the documentation on the case file and undertaken a site inspection, I consider that visual impact of the development will be highly localised and most visible from the car park of Centra and from the rear yard of Gallagher's pub. There will be no impact from Market Square or the main street of Mountrath. Similarly, whilst I acknowledge the sensitive location and the large number of protected structures in close proximity to the site, I do not consider that the works already carried out to the rear of the premises unduly impact on the visual amenities of the area.

7.4. Design and Layout

- 7.4.1. I note that concerns are raised regarding various elements of the design including the absence of en-suite bathrooms for every bedroom and the location of two bedrooms adjacent to the street front and the absence of a reception area/ check in area. Concerns are also raised with regard to the retention of existing works.
- 7.4.2. I note that the design was altered in revised drawings submitted to the Planning Authority dated the 18th of June 2025 and the two bedrooms to the front are now replaced with one bedroom and a lounge area for guests. This has resulted in the reduction of bedrooms from 20 to 19. Of the 19 bedrooms proposed, 17 have ensuite bathrooms with the remaining two having access to bathrooms off a corridor. A check in area/ reception area is also provided at ground floor level. The revised design now complies with Failte Ireland Quality Standards as required by Section 8.5.2 of the Development Plan where the stated policy is to support the development and upgrade of accommodation to meet Failte Ireland Quality Standards.
- 7.4.3. In terms of the retention of works, this largely relates to the construction of an extension to the rear together with other ancillary works. I note that works were carried out on the extension between the time the application was initially submitted and the Further Information Response. The revised drawings including Section AA submitted dated the 18th of June 2025 reflect the amendments. I refer the Commission also to the photographs taken on my site inspection, together with images 1-4 as submitted to the Planning Authority dated the 18th of February 2025 and Images 1-4 dated the 18th of June 2025.

7.5. Parking

- 7.5.1. The principle concern raised in the appeal in relation to car parking is that Condition 14 which requires a development contribution for the shortfall of 17 spaces is a futile contribution as there is no land to provide for 20 spaces in the immediate vicinity of the site. Concern is also raised that there is no set down area for vehicles as there are double yellow lines immediately outside the site. The appeal is accompanied by a letter from a local councillor supporting the traffic safety concerns raised and outlining that that the public car park in the town is at full capacity and there is no other site available in the town to provide additional capacity.

- 7.5.2. Car parking requirements are set out in Table 10.3 of the Development Plan with the requirement being 1 space per bedroom. The number of bedrooms proposed as amended by the reduction of one bedroom in the drawings submitted dated the 18th of June 2025 is 19 and therefore the overall total requirement is 19 No. spaces. The calculations set out in the Planning Authority report allows credit for previous pharmacy use of 46m² of 2 spaces and for the previous residential use of 1 space. It does not take into account the revised drawings and concludes that there is a total requirement of 17 no spaces. I consider that allowing credit for the previous uses (3 No. spaces) is acceptable but am of the view that the total requirement is 16 no. spaces having regard to the reduction in bedrooms as set out above.
- 7.5.3. The Laois County Council Development Contributions Scheme 2025-2031 sets out a contribution of €500 per space in town centre zoned areas where there is a deficit in the provision of car parking spaces. Transport Objective Trans 31 allows for a deficit of car parking spaces in Town Centre locations. Trans 33 allows for the payment of a development contribution in lieu of spaces.
- 7.5.4. On the day of inspection, I noted that there were a considerable number of spaces vacant in the Market Square area of the town in very close proximity to the site. I accept that there may be pressure on existing parking spaces in the town of Mountrath at certain times of the day. Nevertheless, the use proposed would bring an old building back into use and the parking would generally be at nighttime and thus not competing with parking for retail and services in the town. I note that there is a double yellow line directly outside the site, and the configuration of the R445 is such that it would be dangerous for cars to park directly outside the site. I note that the Area Engineer and the Roads Design Section have not raised any concerns in relation to either car parking or traffic safety. I consider that the nature of the facility is such that guests would be likely to pre-book and be made aware that there is no on site parking. Whilst I acknowledge the concerns raised, having regard to the above, I do not consider that the proposed development will result in haphazard parking or traffic hazard. Should the Commission be minded to grant permission, I recommend a similar condition to the Planning Authority's condition No. 14, noting that the total development contribution would be for 16 No. spaces having regard to the revised drawings and the allowance for the permitted retail and residential uses. I

also recommend that a condition is included requiring bicycle parking spaces in accordance with Development Plan standards.

7.6. Other Matters

Existing Works

- 7.6.1. Concerns are raised that the demolition of the existing stone boundary walls and outbuildings were carried out without planning permission and without due consideration from neighbours, and with insufficient care and attention. Concern is also raised that it may be difficult to clear gutters etc. on the neighbouring property due to the roofing of an internal courtyard roof within the application site. It is stated that this roof also blocks light and ventilation from a window within Mr. Kennan's property.
- 7.6.2. It would appear that the roofing of the internal courtyard was historical work carried out previously which does not form part of this application. Appendix B of the Further Information Response states that the roof in question was leaking and beyond repair and new gutters were fitted on Mr. Keenan's property as that this was discussed with Mr. Keenan. Further the response states that agreement can be made with the applicant regarding clearing of the gutters. Having regard to the historical nature of the work, the Commission has no role in this matter.

Impact on Bats and Nesting Sites

- 7.6.3. The appeal notes that the applicant has already demolished some old buildings and structures and there is no reference to any habitat assessments that have been carried out such as swift nesting sites or bats.
- 7.6.4. The appeal response states that a visual survey of nesting sites and roosting area for bats was conducted within the proposed development. The visual assessment included careful inspection of trees, buildings, crevices and other suitable habitats during daylight hours for signs of nesting or bat activity such as droppings, staining, or movement. No evidence of active or historical nesting sites or the presence of bats was observed during the visual inspection, therefore it was considered that a report was not required. Further it is stated that even though no evidence was found, the demolition works were scheduled to take place outside of the bird nesting period

(typically March to August inclusive) to avoid disturbance to breeding birds in compliance with wildlife protection regulations.

7.6.5. I note that a number of old buildings and sheds have been demolished. Photographs of these buildings have been submitted with the planning application. It is an objective under TC 15 that applications for renovations, redevelopment or demolition of old buildings in town and village centres will have regard the following:

- The avoidance of removal of swift nesting sites where possible, and where removal is unavoidable , the provision of new nesting sites -Planning applications of this type shall include a survey of existing numbers of swifts and swift nests and where swifts are shown to be present, location and details of proposed swift boxes during and after construction. Timing and methodology of works to shall be planned to ensure no damage to swift colonies during the breeding season

7.6.6. I note that this issue was not raised in either of the submissions to the Planning Authority. Further, the Planning Authority report did not address this issue. There is no evidence available that there are bats or swift nests in the area or in the buildings that were demolished. However I do acknowledge that there is ample suitable habitats for swift nests and bats in the general vicinity of the site having regard to the number of old buildings and trees in the area.

7.6.7. I am satisfied that the applicant has carefully considered the matter having regard to the measures outlined above including the visual survey of buildings, crevices and trees in the area prior to works. Further, I note that even though no evidence was found, the demolition works were scheduled to take place outside of the bird nesting period (typically March to August inclusive) to avoid disturbance to breeding birds in compliance with wildlife protection regulations.

7.6.8. The Wildlife Act 1976 (as amended) provides legal protection for swift nests. According to Section 22 of the Wildlife Act, it is also a criminal offence to wilfully destroy, injure, or mutilate the eggs or nest or a wild bird or to wilfully disturb a wild bird on or near a nest containing eggs or un-flown young birds at any time of the year. The Wildlife Act is under a separate regulatory code than the Planning Act.

7.6.9. I am satisfied that having regard to the measures outlined above including the timing of the works and the visual survey undertaken by the applicant, the applicant

undertook works in accordance with the restrictions and protections under the Wildlife Act 1976 (as amended).

7.6.10. In addition, I acknowledge that it is possible for bats to commute and forage in the area, however having regard to the visual inspection carried out by the applicant, there is no evidence available to me that bats were present in the buildings concerned. As such, having regard to the evidence available to me and having carefully considered the site and the surrounding environment, I conclude that that the buildings which have been demolished are unlikely to be of significance for bats in this instance.

End Users

7.6.11. Concerns were raised in the warning letter issued by the planning authority and the objections to the planning authority regarding potential 'end users' and possibility that the building could be used as a hostel or for the accommodation for International Protection Applicants.

7.6.12. I note that the applicant submitted a response to the Planning Authority in relation to this issue in the Further Information Response and stated that it is clearly outlined in the planning notices that the premises will be a commercial guesthouse and will meet Failte Ireland standards as outlined in Appendix A.

7.6.13. I am satisfied that this addresses the concerns raised. If the Commission is minded to grant permission, a condition could be included to restrict to accommodation to guesthouse/ tourist accommodation only in the interests of clarity and to protect residential amenities.

8.0 Appropriate Assessment Screening

8.1. Having regard to the nature and scale of the proposed development, the reuse, renovation and extension of an existing building in a serviced urban area and the absence of a hydrological or other pathway between the site and European sites, it is considered that no Appropriate Assessment issues arise and that the proposed development would not be likely to have a significant impact either individually or in combination with other plans or projects on any European site.

9.0 Water Framework Directive Screening

9.1. Please refer to Appendix 2. The nearest water body is the Mountrath 030 IE_SE_15M010300 c.130m to the west of the site (good water body status, at risk) and the groundwater body is IE_SE_G_114 Rathdowney. This groundwater body is stated as being 'Not At Risk' in relation to not meeting their Water Framework Directive objectives. It has 'good' overall status. The proposed development is detailed in section 2.0 of my report. No water deterioration concerns were raised in the planning appeal.

I have assessed the development proposed from this change of use and extension of an existing building within the town centre of Mountrath from pharmacy to a guesthouse and I have considered the objectives as set out in Article 4 of the Water Framework a dwelling and associated works and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Small scale and nature of the development
- Location-distance from nearest water bodies and/or lack of hydrological connections.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 Recommendation

10.1. I recommend that permission be granted subject to conditions.

11.0 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 would not seriously injure the residential or visual amenities of the area. The development proposed for retention and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 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 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 carried out and completed 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.

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. 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.

5. Site development and building works shall be carried out only between the hours of 0800 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.

6. 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 provided details of intended construction practice for the development including the temporary construction access, traffic management arrangements, noise management measures and off-site disposal of construction/ demolition waste.

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

7. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

8. 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.

9. The developer shall pay to the planning authority a financial contribution of Eight thousand euro (€8000 euro – 16 x €500 per space) as a contribution in lieu of car parking spaces in the area of the planning authority is 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Emer Doyle
16th February 2026

Appendix 1

Form 1 - EIA Pre-Screening

Case Reference	PL 500057-LS
Proposed Development Summary	Alterations and extension to existing property to include change of use from dwelling and pharmacy to guesthouse.
Development Address	Main Street, Mountrath, Co. Laois.
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Schedule 5 Part 2 10(b) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p>

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____ Date: _____

Appendix 1

Form 2 - EIA Preliminary Examination

Case Reference	PL 500057-LS
Proposed Development Summary	Alterations and extension to existing property to include change of use from dwelling and pharmacy to guesthouse.
Development Address	Main Street, Mountrath, Co. Laois.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The proposed development involves the construction of an extension to an existing building and the change of use of a pharmacy and dwelling to guesthouse accommodation. Retention of works to the extended area are also proposed.</p> <p>The stated size of the existing building is c. 464m². The stated size of the extension is 112m². The stated site area is c. 1.285 hectares.</p> <p>The project characteristics pose no significant risks to human health. The proposed development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic,</p>	<p>The development is located on the Main Street of Mountrath, Co. Laois. The existing building was last used as a pharmacy and residence. The prevailing context of the area comprises a mix of residential and commercial developments.</p> <p>The development is removed from sensitive natural habitat and designated sites and landscapes of identified significance in the County Development Plan. There are protected structures in the immediate vicinity.</p>

cultural or archaeological significance).	
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the location of the subject site within the town of Mountrath which is removed from sensitive habitats/ features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____