Comhairle Contae Laoise | Laois County Council

Comhairle Contae Laoise, Áras an Chontae,
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PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)

NOTIFICATION OF FINAL GRANT

TO: Centrepoint Partners
David Mulcahy
67 The Old Mill Race
Athgarvan
Newbridge Co. Kilare
W12 X248

Planning Register Number: 26/60008
Valid Application Receipt Date: 07/01/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Laois County Council have granted PERMISSION to the above named, for the development of land, namely:-carry out development which will consist of: A proposed residential and commercial development on a brownfield site of 4.96 hectares to include the construction of 217 no. single to four storey residential units; 2 No. mixed use three storey commercial buildings to accommodate a creche, ground floor retail units, restaurant, and office space; a new roads layout with two new vehicular entrances off Harpur's Lane and Mountrath Road; a dedicated pedestrian and cycle link traversing the site between the two road entrances; a DMURS compliant raised platform junction at the vehicular entrance onto Harpur's Lane and a courtesy type pedestrian crossing further to the west on Harpur's Lane; an additional service exit onto Mountrath Road adjacent to the proposed mixed use commercial building; associated footpaths, traffic calming, carparking, street lighting, paving, landscaping with integrated children's playground, drainage, bin storage, and bicycle storage throughout the development; free standing ESB substations; a connection to the existing public services; and all associated ancillary site development works.The proposed development will involve the demolition of: 3 no. former fuel islands; 1 no. former fuel offloading area; the removal of underground fuel tanks and associate underground pipework; and the foundations of the former shopping centre. The proposed 217 no. residential units to consist of 74 houses and 141 apartments (including duplexes) along with 2 no. assisted living units as follows: (a) 9 no. semi-detached 2 storey 4 bed townhouses; (b) 37 no. semi-detached and terraced 2 and 3 storey 3 bed townhouses; (c) 18 no. semi-detached and terraced 2 storey 2 bed townhouses; (d) 10 no. detached and semi-detached 2 bed single storey lifetime homes; (e) 2 no. detached single storey 5 bed assisted living units with in house carer accommodation; and (f) 29 no. 1 bed, 61 no. 2 bed, and 51 no. 3 bed own door apartments and duplex apartments in three and four storey blocks. The proposed 2 no. mixed use 3 storey commercial buildings to consist of: (1) a 416.6sq.m creche over two floors to accommodate 61 children and support staff with dedicated playground with separate 359.8sq.m office space and ancillary accommodation to first and second floors with separate entrance at ground level; and (2) a separate 2,208.9sq.m 3 storey commercial building with public plaza facing onto Mountrath Street consisting of 511.5sq.m of ground floor retail space, a 311.5sq.m

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restaurant on the SW corner of the building split over ground and first floor levels, and 999 sq. m of office space at first and second floors with ancillary circulation, passenger lift, and storage facilities at Lands located between Harpur's Lane and Mountrath Road (former Centrepoint Shopping Centre), Maryborough, Portlaoise, Co. Laois subject to the 28 conditions set out in the Schedule attached.

Signed on behalf of LAOIS COUNTY COUNCIL

Signed by:
Damien Barry
8F199164F1B2467...

for **ADMINISTRATIVE OFFICER, PLANNING**

Date: 31/08/2026

NOTE:

You are hereby advised that unless the development described is carried out within five (5) years from the date of the Grant of Planning Permission, this permission will cease to have effect.

PLEASE RETAIN THIS DOCUMENT CAREFULLY

Laois County Council Planning Authority, Viewing Purposes Only!

SCHEDULE 1

Having regard to its nature, extent and location, it is considered that the proposed development would be compliant with the provisions of the Laois County Development Plan 2021-2027 and the Portlaoise Local Area Plan 2024-2030 and with the proper planning and sustainable development of the area.

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CONDITIONS

1. **(a)** The development shall be carried out in accordance with plans and particulars received by the Planning Authority on 07/01/2026 as amended by the revised plans and particulars received by the Planning Authority on 27/04/2026 except where conditions hereunder specify otherwise.

(b) The proposed development shall fully comply with the requirements of Part V of the Planning and Development Act 2000 as amended. Precise details shall be submitted to and agreed in writing with the Planning Authority and Housing Authority prior to commencement of development.

(c) The total number of residential units granted by this permission is 217.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

2.No material change of use shall take place without prior planning permission.

Reason: In the interests of the proper planning and residential amenity.

3. a) Where the developer proposes to connect to a public water/wastewater network operated by Uisce Eireann, the developer must sign a connection agreement with Uisce Eireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

b) Any proposals by the developer to divert or build over any existing water or wastewater services must be submitted to Uisce Eireann for written approval prior to works commencing. Uisce Eireann request the developer to submit details to Uisce Eireann for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Uisce Eireann prior to connection agreement and or works commencing.

c) All development shall be carried out in compliance with Uisce Eireann Standards codes and practices.

d) The developer shall ensure that a clean, potable water supply is provided prior to first occupation which complies with the E.U. (Drinking Water) Regulations, No. 99/2023 as amended.

e) Foul effluent shall be collected and discharged to the public foul sewer.

Reason: In the interests of public health, residential amenity and proper planning.

Laois County Council Planning Authority Viewing Purposes Only!

CONDITIONS

4. (a) All surface water run-off from roofs, entrances and parking areas shall be collected and disposed of within the site to the surface water sewer. In particular, no such surface water run-off shall be allowed to flow onto the public roadway, public foul sewer or adjacent properties.

(b) The proposed development shall not interfere with existing land or road drainage**.**

(c) No contaminated storm water shall be discharged to any public sewer, watercourse, drain or soakaways. Interceptors shall be provided on the storm water sewer network prior to discharge to the watercourse. Inspection manhole chambers shall be provided between each interceptor and the point of discharge.

Reason: To prevent flooding of the public road, in the interests of traffic safety and in the interests of public health.

5. (a) The developer shall make suitable provision for dust minimisation during construction works to include measures such as road/access tracks cleaning, dust suppression, covering of lorries entering and exiting the site.

(b) Site development works shall be confined to the hours of 8:00am to 6:00pm Monday to Friday and 9:00am to 1:00 pm Saturdays. No site development works shall take place outside of these hours.

(c) A bio-security protocol shall be put in place to prevent the spread of invasive species to or from the site.

(d) Specific provision shall be made on the storm water collection system so as to ensure that no hydrocarbons or grit/silts are discharged. An appropriately sized oil and grit/silt interceptor shall be placed on the surface water collection system and be regularly maintained and serviced.

(e) All temporary and permanent overground fuel/chemical storage tanks provided shall be adequately bunded to protect against spillage and leakage etc. Bunding shall be impermeable and shall be capable of retaining a volume equal to 1.50 times the capacity of the overground storage tank it is being provided for. Filling and offtake points shall be located within the bunded area.

(f) Underground storage tanks, if used, shall be of double skinned construction with leak detection, where a leakage in the primary containment tank will be retained and detected in the interstitial space.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

(g) The Developer shall comply with the requirements of the Waste Management Act 1996 as amended in relation to waste stored/generated/moved as a result of any activity at this site. The Developer shall ensure that all waste hauliers hold a valid Waste Collection Permit for the waste material collected from the site and that the waste material is delivered to authorised waste recovery/disposal facilities.

(h) All residential housing units shall have sufficient external space within the curtilage of each site to store 3 wheelie bins. The bin storage space provided shall be in accordance with Article 2.3 'Location for Container Storage' of Laois County Council's Waste (Storage, Presentation and Segregation of Household & Commercial Waste) Bye-Laws 2018.

Reason: In the interests of public health, pollution control and traffic safety.

6. (a) The development including finishes shall be constructed in accordance with drawings received by the Planning Authority on 07/01/2026 as amended by the revised plans and particulars received by the Planning Authority on 27/04/2026.

(b) Prior to the installation of brick finishes hereby approved, the developer shall submit brick samples to the Planning Authority for written approval.

(c) Prior to the commencement of development, revised drawings of Block A1 (units 1-8) fronting Harpur's Lane shall be submitted to the Planning Authority for written approval. The Block shall be amended to provide a dual fronted unit on the western elevation of the Block.

(d) Prior to the commencement of development, revised drawings of the commercial blocks (H1 and H2) shall be submitted to the Planning Authority for written approval. The red smooth fiber cement paneling shall be replaced with brick to match the brick within the dwellings and apartment blocks hereby approved.

Reason: In the interest of visual and residential amenity and the orderly and harmonious development of the area.

7. Any existing public utility poles/pylons along the frontage of the site shall be relocated immediately outside of the front boundary wall.

Reason: To reduce to a reasonable level the impact of the development on the safety of free flow of traffic on the public road.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

8. (a) Developer is required to consult with ESB regarding any overhead power line prior to the commencement of any work on this development.

(b) Any external lighting shall be cowled and directed away from the public roadway and adjoining properties.

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

9. (a) Boundary screening shall be in accordance with the boundary screening indicated on the plans and particulars received by the Planning Authority on 07/01/2026. Concrete block screen walls shall be suitably capped and plastered on their external public facades.

(b) Boundary walls facing the public realm shall be finished in brick to match the dwellings hereby approved.

Reason: In the interests of visual and residential amenity.

10. (a) During the construction stage of the proposed development, the developer shall comply with the document titled "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects" published by the Environmental Protection Agency.

(b) During the development works, the developer is not to permit any material from the site to be spread or deposited along the public roadway. The developer shall be responsible for maintaining the adjoining public thoroughfare and properties in a neat, tidy and safe condition.

Reason: In the interests of the reduction and best practice management of construction waste from the proposed development, public health, pollution control and traffic safety.

11. [a] No part of the proposed development shall encroach, oversail or otherwise physically impinge upon any adjoining property save with the prior written agreement of the owner(s) thereof.

[b] All public and private property shall be adequately protected at all times particularly during demolition and construction works.

[c] Any damage caused to the adjoining public thoroughfare shall be made good at the developer's expense to the satisfaction of the Planning Authority.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

[d] No spoil, dirt, debris or other materials shall be deposited on the public road or verge by machinery or vehicles travelling to or from the development site during construction phase.

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

12. (a) Phasing of the development shall be in accordance with the phasing plan received by the Planning Authority on 07/01/2026.

(b) The creche hereby approved shall be delivered in Phase 1 of the development.

Reason: In the interest of orderly development and the proper planning and sustainable development of the area.

13. [a] All site works including in relation to roads, traffic signage, turning areas, junction radii, footpaths, sewers, watermains, drains, ducting to facilitate broadband, public lighting, fire hydrants, fire brigade and other emergency vehicles and refuse truck access and other services required in connection with the development shall be carried out in accordance with the Department of the Environment document "Recommendations for Site Development Works for Housing Areas". Traffic signage shall be provided in accordance with the requirements of "Traffic Signs Manual", Department of Transport. Manholes shall be constructed in accordance with Laois County Councils document; "Code of Practice for Chamber & Gully Top Installations". A copy of this document can be obtained from Laois County Council Offices or downloaded free from www.laois.ie. Fire hydrants shall be of the round thread outlet type. Hydrants shall be fed from a water supply sufficient to achieve a flow rate of 8 litres per second from any individual hydrant.

[b] The tie-in of the proposed access road and footpaths serving the proposed development and the adjoining infrastructure shall be to the satisfaction of the Planning Authority and Road Design Section with whom precise details shall be submitted to and agreed in writing prior to commencement of development.

[c] The developer shall ensure that the internal road network serving the proposed development including turning areas, bays, junctions, parking areas, crossings, footpaths and kerbs shall comply with the standards contained in the Department of Environment, Community and Local Government document, *Design Manual for Urban Roads and Streets*. The turning areas shall be suitably designed and sized to allow service and utility vehicles such as refuse trucks, fire tenders, delivery trucks to adequately and safely turn at such places.

Reason: In the interests of the proper planning, traffic safety and residential amenity.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

14. All electrical and telecommunications services shall be laid underground and details in regard to these shall be agreed with the relevant service providers prior to construction. All services within the proposed development shall be laid with a minimum cover of 600 mms and laid under the footway construction. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

15. (a) Before the development is commenced, a cash deposit, to the sum of €6,500 per dwelling unit and €6900 per apartment to secure the provision and satisfactory completion and maintenance of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development shall be lodged with Laois County Council coupled with an Agreement empowering the said County Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security to be as agreed between the Planning Authority and the Developer or failing such Agreement to be as directed by An Coimisiún Pleanala. The amount of this bond to be reviewed annually and increased in accordance with the House Building Cost Index prepared by the Department of the Environment and Dublin Corporation. Failing Agreement on this, the amount to be increased as determined by An Coimisiún Pleanala. In the event of the aforementioned index ceasing to be maintained the Planning Authority will determine an appropriate method of indexation.

(b) The bond shall remain in place until such time as the development is taken in charge by the Local Authority.

[c] The development shall be completed in accordance with the requirements of Laois County Councils Taking in Charge document.

[d] Upon completion of the proposed development, *as constructed* drawings showing the precise location of all services and fittings shall be lodged with Laois County Council, together with a video survey of foul sewers and surface water sewers. In addition, an '*as constructed'* set of digital drawings shall be submitted to the Council on completion of the development to the satisfaction of the Councils engineers.

Reason: To ensure the satisfactory completion of this development and in the interests of residential amenity and proper planning.

16. A name and numbering scheme shall be provided by the developer. The scheme shall have local and/or historical relevance. Precise details shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

Reason: In the interests of residential amenity and proper planning.

17. [a] The site shall be landscaped in accordance with the Landscape Plan received by the Planning Authority on 27/04/2026. Only native trees and shrubs shall be planted in the proposed landscaping scheme.

[b] Planting shall be carried out in the first planting season following commencement of development.

[c] In the event of tree/hedge failures, these shall be replaced to the satisfaction of the Planning Authority.

Reason: In the interests of visual amenity and proper planning.

18. [a] Adequate car-parking and bicycle parking facilities shall be provided to accommodate all traffic generated by the proposed development. The facilities shall be laid out, surfaced and demarcated in accordance with the standards of the Laois County Development Plan 2021-2027. No parking shall be allowed on the adjacent public thoroughfare.

[b] 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/ points. Ducting shall be provided for all remaining car parking spaces. Prior to commencement of development the developer shall submit for the written agreement of the Planning Authority, a ducting layout facilitating the installation of future electric vehicle charging points / stations for all parking spaces.

Reason: In the interests of the proper planning and traffic safety.

19. [a] All public open space areas shall be developed for and devoted to the use of the residents/occupiers of the proposed development. They shall be kept free of any development and shall not be enclosed by any means. The developer shall be responsible for satisfactory maintenance and upkeep of all open spaces in the development until such time as the development is taken in charge by the local authority.

[b] All public and private open spaces shall be treated with a 300 mm minimum cover of consolidated topsoil and shall be grassed. No mounding of such spaces shall be permitted, all spaces shall be level with the road. All such works shall be carried out prior to first occupation of the proposed units.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

Reason: In the interests of visual amenity, residential amenity and proper planning.

20. Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a revised public lighting design report. Public lighting in the development shall be LED technology luminaires with minimum 10-year warranty. Design and specifications shall be in accordance with IS EN 13201 for public lighting.

Reason: In the interests of the proper planning and traffic safety.

21. a) The development shall be carried out in accordance with the Construction Management Plan received by the Planning Authority on 07/01/2026..

b) The developer shall obtain a Road Opening licence prior to the commencement of any works to form the new entrances on the public road or footpath adjacent to the property and for proposed service connections on the public road or footpath adjacent to the property.

c) The developer shall carry out a detailed Stage 3 Road Safety Audit (RSA) by an independent approved and certified auditor, for the proposed development. The developer shall submit to the Planning Authority a copy of the RSA Stage 3 report and shall complete all of the remedial measures identified in the RSA Stage 3, prior to opening the scheme to traffic. The developer shall be liable for all costs associated with these works.

d) Six months following occupation of the development hereby approved, a Stage 4 Road Safety Audit (RSA) shall be completed by an independent Road Safety Audit Team comprised of TII approved auditors and submitted to the Planning Authority for approval. Recommendations arising from the Audit shall be agreed with the Planning Authority, and implemented, as appropriate, at the sole expense of the developer.

e) Lines of sight at the entrance shall be maintained at all times in accordance with section 2 of the Laois County Council Roads & Parking Standards 2007.

f) All works adjacent to the public road shall be carried out under a Traffic Management Plan designed by a competent designer under Chapter 8 of the Traffic Signs Manual.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

g) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a site layout plan indicating pedestrian desire lines catered for by raised crossings to facilitate access for people with disabilities. Tactile paving shall also be provided at pedestrian desire lines elsewhere in accordance with "Guidance on the use of tactile paving surfaces", Department of the Environment, Transport and the Regions. The site layout plan shall also indicate dropped kerbs at disabled parking spaces and address problem 5.1, 5.2 and 5.3 of the submitted Accessibility Audit. All pedestrian crossing shall be compliant with Design Manual for Urban Roads and Streets (DMURS).

h) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a swept path analysis for refuse vehicles / fire tender of min length of 10m entering / exiting from Harpur's Lane and manoeuvring around the Northern part of the site as per recommendation for problem 4.8 of the submitted Road Safety Audit.

i) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a design of the raised table at the Harpur's Lane entrance to the site.

j) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a full design of the proposed new pedestrian crossing on Harpur's Lane which is to be in accordance with relevant TII design standards and including an upgrade to the existing road surface for the entire length of the boundary to the development. Once agreement has been reached in relation to the design, the scheme shall be delivered by the developer to the satisfaction of the Planning Authority prior to first occupation of the development hereby approved.

k) No cobble or brick pavement shall be used in roads that will be open to vehicular traffic.

l) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority a revised design of the proposed permeable paving within the scheme to include associated drainage.

m) Trees are to be set back 1.5 metres from kerb lines, footpaths, roadways, paved surfaces and 3m from walls, fences and buildings. Root barriers shall be installed. Where trees are to be provided in paved areas they should be provided within an engineered tree pit. Specification is to be agreed in writing with the Planning Authority prior to installation.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

n) Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a design for the diversion of the existing surface water network and installation of a drainage pipe from the Harpur's Lane entrance to the proposed new pedestrian crossing on Harpurs Lane. Once agreement has been reached in relation to the design, the scheme shall be delivered by the developer to the satisfaction of the Planning Authority prior to first occupation of the development hereby approved.

o) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, the design of a two stage hand rake screen (coarse screen and fine screen) with concrete channel and overflow weir which shall be provided at the Northern end of the drain. The screens shall be accessible for maintenance purposes.

p) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a design proposal for the provision of a full active travel scheme to continue the existing raised pedestrian / cycle track from Portlaoise College on the R445 to the railway bridge on the R445. Once agreement has been reached in relation to the design, the scheme shall be delivered by the developer to the satisfaction of the Planning Authority prior to first occupation of the development hereby approved.

q) Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority, a design proposal for the provision of a full active travel scheme covering the full extent of the boundary of the site along Harpur's Lane including recessing of boundary treatment / utility poles. Once agreement has been reached in relation to the design, the scheme shall be delivered by the developer to the satisfaction of the Planning Authority prior to first occupation of the development hereby approved.

r) The developer shall extend the existing culvert to the drain at the south-western boundary of the site along the length of the adjoining residential property to the west (approx. 60m total length). Boundary treatment shall also be installed at this point. Boundary treatment to be 1.8m block wall, capped and with plaster render on both sides. The details shall be agreed in writing with the Planning Authority prior to the commencement of development.

s) The developer shall install 2m high paladin fencing and planting of native hedging for the length of the western boundary at the western edge of the existing drain. The details shall be agreed in writing with the Planning Authority prior to the commencement of development.

t) The developer shall omit the chicane at the northern access.

Reason: In the interest of traffic safety.

Laois County Council Planning Authority: Viewing Purposes Only!

CONDITIONS

22. a) Prior to the commencement of the development as permitted, the developer or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the developer or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

23. (a) Prior to the commencement of development, the developer shall prepare a Resource & Waste Management Plan (RWMP) which shall be made available for inspection by the Planning Authority upon request. This plan shall be prepared in accordance with the "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects", published by the Environmental Protection Agency (EPA) in 2021. The Plan shall include for all non-hazardous and hazardous waste. The Plan shall be prepared in accordance with the recommendations of Appendix-C 'Tier 2 Projects' of the above EPA publication. The RWMP shall include proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness.

Laois County Council Planning Authority Viewing Purposes Only!

CONDITIONS

(b) The developer shall maximise the reuse of surplus excavated material on site. Any surplus excavated material or construction & demolition wastes to be disposed off-site shall be disposed of solely to an authorised facility. All transport of surplus/waste material off-site shall only be carried out by waste hauliers, who are authorised by the National Waste Collection Permit Office (NWCPO). The developer shall keep documentary evidence of:

i) the types and quantities of waste materials disposed off-site;

ii)the authorised destination facility; and

iii)the authorised waste collection hauliers used.

iv)The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.

v)All operations on site shall be carried out in such a manner that noise, air emissions and/or odour do not result in significant impairment or significant interference with amenities or the environment beyond the site boundary

vi)The developer is required to familiarise themselves with the Waste Management (Landfill Levy) (Amendment) Regulations 2024 prior to commencement of the development and provide for this in the RWMP

(c) No contaminated storm water shall be discharged to soakaways, any watercourse or any open drain. Hydrocarbon interceptors and silt traps shall be provided on the storm water sewer network prior to discharge to the soakaways or surface water course. Interceptors shall be appropriately sized Class 1 interceptors with an appropriate capacity. The Class 1 interceptors shall comply with I.S. EN 858-2:2003. The interceptors to be provided with an appropriate warning device to indicate when required levels for maintenance have been reached and shall be fitted with a sampling chamber, which has easy access. All soakaways shall be designed in accordance with BRE Digest 365 – Soakaway Design.

(d) All overground, temporary or permanent fuel/chemical storage tanks shall be adequately bunded to protect against spillage and leakage etc. Bunding shall be impermeable and shall be capable of retaining a volume equal to 1.50 times the capacity of the overground storage tank it is being provided for. Filling and off-take points shall be located within the bunded area.

(e) The segregation, storage and presentation of waste shall be in accordance with Laois County Council's Waste Management (Storage, Presentation and Segregation of Household & Commercial Waste) Bye-Laws 2018. The storage of waste receptacles/bins shall not be permitted on the public footpath or public road.

Laois County Council Planning Authority - Viewing Purposes Only!

CONDITIONS

Reason: In the interest of sustainable waste management and the protection of the environment.

24. (a) No additional advertisements, signs or advertising apparatuses shall be erected on the site or adjoining public thoroughfare without a separate grant of planning permission, notwithstanding the provisions of Part 2 of Schedule 2 of the Planning & Development Regulations 2001 as amended.

(b) The proposed development shall be operated so that the activities carried on are such as could be carried on or installed in any area without any detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke and discharge.

Reason: In the interests of visual amenity, traffic safety and proper planning.

25. (a) The development shall be compliant with the requirements of the Chief Fire Officer Laois , Laois Fire Authority and Chief Medical Officer Health Service Executive with whom the developer shall liaise prior to the commencement of development.

(b) The means of access to the development shall be in accordance with the latest requirements of the Building Regulations in relation to access to the premises for the disabled and mobility impaired.

Reason: In the interests of public health, public safety and proper planning.

26. (a) Prior to the commencement of development, the developer is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and submitted on by the Department of Housing, Local Government and Heritage for written approval.

(b) The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment, a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service of the Department of Housing, Local Government and Heritage.

(c) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department of Housing, Local Government and Heritage. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

Laois County Council Planning Authority Viewing Purposes Only!

CONDITIONS

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

27. Prior to the commencement of development, a contribution shall be payable to Laois County Council, in accordance with the Council's Development Contribution Scheme 2025-2031 in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.

The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

This Development is classified **Urban Residential (located inside the Local Area Plans and designated settlement boundaries)** as per the Laois County Development Plan 2021-2027 and the Local Area Plans for Portlaoise, Portarlington, Mountmellick and Graiguecullen.

Urban Residential	**No. of Units**	**Charge**	**Total per Contribution**
Transport and Roads Infrastructure	**217**	**€4,000.00**	**€868,000**
Social and Community Infrastructure, Regeneration and Amenities	**217**	**€4,000.00**	**€868,000**
Total Development Contributions			**€1,736,000**

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Laois County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the planning authority.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

28. Prior to the commencement of development, a contribution shall be payable to Laois County Council, in accordance with the Council's Development Contribution Scheme 2025-2031 in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.

The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

Commercial Building H1 comprising creche and office space	**Floor Area m²**	**Charge**	**Total per Contribution**
Transport and Roads Infrastructure	**776**	**€20.40**	**€15,830**
Social and Community Infrastructure, Regeneration and Amenities	**776**	**€13.60**	**€10,554**
Total Development Contributions			**€26,384**

Commercial Building H2 comprising restaurant, office and retail space	**Floor Area m²**	**Charge**	**Total per Contribution**
Transport and Roads Infrastructure	**2,209**	**€20.40**	**€45,064**
Social and Community Infrastructure, Regeneration and Amenities	**2,209**	**€13.60**	**€30,042**
Total Development Contributions			**€75,106**

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CONDITIONS

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Laois County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the planning authority.

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INFORMATION for the purposes of Building Control:-

- IMPORTANT NOTE THAT YOU HAVE RECEIVED PLANNING PERMISSION or ARE INTENDING TO CARRY OUT BUILDING WORKS.

BEFORE ANY BUILDING WORKS TAKE PLACE ON YOUR SITE YOU WILL NEED TO CHECK THE FOLLOWING Pre-Development Planning Conditions, Commencement Notice, Construction Products Regulations {CPR) (Regulation (EU) No. 305/2011)).

- IF SOME OR ANY OF THESE ARE OMITTED YOUR BUILDING MAY BE AN UNAUTHORISED BUILDING AND YOU MAY BE GUILTY OF AN OFFENCE AND/OR YOU MAY BE SUBJECT TO PENALTIES.

YOU SHOULD ALSO BE AWARE THAT IF YOU PROCEED WITH CERTIFICATION OF YOUR BUILD YOU MUST SELECT THE 'COMMENCEMENT NOTICE WITH DOCUMENTATION' PROCESS UNDER THE BCMS SYSTEM. FAILURE TO SUBMIT A VALID COMMENCEMENT NOTICE TO YOUR LOCAL AUTHORITY UNDER THIS PROCESS MAY RESULT IN YOU BEING UNABLE TO GET A COMPLETION CERTIFICATE AND THIS MAY HAVE SERIOUS LONG TERM CONSEQUENCES.

{The information is for guidance purposes only and does not purport to be a legal interpretation or constitute legal or professional advice.)

1. Pre-Development Planning Conditions;

1. If there are any Pre-Development conditions on the schedule of conditions attached to your planning permission you should give your immediate attention to them prior to the commencement of your development.

Note: All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same.

2. Commencement Notice with Documentation; www.nbco.localgov.ie

A completed copy of the commencement notice which must be signed by the owner of the works and must (refer to section 9 S.I. No 9 of 2014) be accompanied by the following:

a. General Arrangement Drawings
b. A schedule of design documents as are currently prepared or to be prepared.
c. An on line assessment via the Building Control Management System of the proposed approach to compliance with the requirements of the Building Regulations 1997 to 2015.
d. The preliminary inspection plan.
e. A Certificate of Compliance (Design)
f. Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works, and
g. Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the requirements of the Building Regulations.

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In this regard, please note that:

1. The Designer and the Assigned Certifier must be a **Chartered Engineer,** or **Registered Architect** or **Registered Surveyor**.
2. – A Competent Builder must execute the work.
3. Your drawings must show details of how your Building will comply with the Building Regulations- drawings submitted for planning permission purposes are not typically building control compliance drawings.
4. The commencement notice and accompanying documentation must be filed electronically via the online Building Control Management System. Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days.

(Note: Statutory approvals relating to fire safety and disabled access continue to apply where relevant and are not affected by the above changes).

See attached BCMS Procedure for Commencement Notice with 'Opt-Out' of Statutory Certification

For more information: http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/

3. Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011)

CE MARKING of construction products covered by harmonised European Standards is mandatory, when the construction product is placed on the market.

You need to ensure that you appoint competent professionals.

Whilst the CPR concerns itself with the conditions which apply when placing a construction product on the market, clients, specifiers, designers and builders etc. should be aware of the following when incorporating construction products into building works:

1. When drawing up specifications, refer to the harmonized technical specifications and specifically to the performance requirements of individual characteristics when necessary,
2. When choosing the products most suitable for their intended use in construction works, review the manufacturer's Declaration of Performance,
3. Check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsai.ie. and

NOTE: All works should be carried out using "proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further Information on the Building Regulations see http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/

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Alternative Process - Opt Out of Statutory Certification:

The most recent amendment to the Building Control Regulations 1997 to 2015 provides **owners of new single dwellings, on a single development unit, and domestic extensions** with an alternative process to that of 'COMMENCEMENT NOTICE WITH DOCUMENTATION. The key difference involves the facility to opt out of the requirement to obtain statutory certificates reliant on the services of a registered construction professional.

Commencement Notice With Opt Out of Statutory Certification:

www.nbco.localgov.ie

The Proposed date of Commencement must be a date which falls in the period of 14 - 28 days after the submission of the Commencement Notice. When specifying the commencement date, you should account for any delays which may occur in the completion of the Commencement Notice Process.
If Insufficient Notice is given to the Local Authority, it may lead to an invalidation of the Notice.

A completed copy of the Commencement Notice must be signed by the owner of the works and must (refer to section 9 **S.I. No 9 of 2014)** be accompanied by the following three types of Statutory Document;

- Commencement Notice
- Notice of Assignment (Builder)
- Declaration of Intention to Opt Out of Statutory Certification

For a **Commencement Notice with Opt Out Declaration Application,** a minimum of **two** types of Supporting Document must be added to the system.
These are:

- General Arrangement Drawings, i.e. plans, sections, elevations, etc.
- A Schedule of Documents supporting the proposed design

NOTE: When completing any Statutory Notice/Application/Certificate/Declaration, please ensure that all sections of the forms are fully and accurately completed. Any information omitted or found to be inaccurate may render your submission invalid and inspections may take place any time up to 5 years after completion of your buildings or works. Enforcement carries costs.

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Main Points

- From July 2013, CE MARKING of construction products covered by harmonised European Standards is mandatory.
- Manufacturers, importers and distributors have new obligations and responsibilities when placing a construction product on the market.
- Designers, specifiers and builders must be aware and understand the new requirements on construction products.

Introduction

The EU Construction Products Regulation (No. 305/2011 - CPR) lays down harmonised conditions for the marketing of construction products and is directly applicable[1] in its entirety in Irish law. It is therefore essential that all parties to the construction product supply chain learn and understand its requirements.

This information paper is aimed at:

- **Manufacturers,**
- **Importers,**
- **Distributors,**
- **Builders, Specifiers and Designers**

and provides basic information on the CPR for each of these stakeholder groups.

This information paper was prepared by the Building Regulations Advisory Body (BRAB) in conjunction with the following key stakeholders

- Department of the Environment, Community and Local Government,
- National Standards Authority of Ireland,
- Building Materials Federation,
- Office of Public Works, and the
- National Roads Authority.

It is important to note that this paper does not purport to be a legal interpretation of the EU Regulation. More comprehensive information on the EU Regulation is available on the European Commission's website[2].

What are the main provisions of the CPR?

The general objectives and main instruments of the Construction Products Directive (CPD) have not changed in the CPR. The CPD, as an internal market Directive, aims to overcome the technical barriers to trade which arise where different countries in Europe have different standards, testing and labelling approaches for the same construction products. The CPR shares this goal and is intended to clarify, simplify and improve the credibility of the system. The CPR will continue to use the instruments developed for the CPD, but introduces stricter and more transparent procedures and amends some of the terminology in order to be more precise.

The four key instruments are:

(i) A system of harmonised technical specifications,
(ii) An agreed system of Assessment and Verification of Constancy of Performance[3] to (i) above,
(iii) A framework of notified bodies[4], and
(iv) The CE Marking label (refer to Figure 2).

What are harmonised technical specifications?

The system of harmonised technical specifications mentioned above include harmonised European standards (hENs), generally for traditional construction products, and European Assessment Documents (EADs), usually for innovative products. These both provide assessment methods for the performance of construction products.

Harmonised European Standards (hENs)

Currently, there are over 420 hENs covering a broad range of construction products. hENs are progressively becoming the norm as conflicting national standards (e.g. Irish and British Standards commonly used here) are being withdrawn.

All hENs under the CPD have an informative **Annex ZA**. In general, this annex contains 3 parts:

- ZA.1 A list of product characteristics as well as the clauses in the standard in which the assessment or test method is set out or referred to. The list represents a compilation of all regulated requirements for the product in question across the EU,
- ZA.2 The procedures for conformity assessment, namely the tasks to be carried out by the manufacturer and the notified body. This is currently referred to as the agreed **system of attestation of conformity**, but will be known as the system of **Assessment and Verification of Constancy of Performance** under the CPR, and
- ZA.3 The process for CE Marking and labeling.

A list of hENs is available at the following link: http://ec.europa.eu/enterprise/newapproach/nando/index.cfm?fuseaction=cpd.hs&cpr=Y

A list of Notified Bodies under the Construction Products Regulation is available at: http://ec.europa.eu/enterprise/newapproach/nando/index.cfm?fuseaction=directive.notifiedbody&dir_id=53

As the majority of construction products are covered by hENs, they will become the key documents for:

- manufacturers when declaring the performance of a construction product;
- Irish (and other European) authorities when specifying requirements for construction products in regulations, specifications, public procurement documents etc, and
- specifiers and designers (i.e. architects, engineers, builders etc) when choosing construction products.

European Assessment Documents (EADs)

EADs can be developed for construction products not covered, or not fully covered, by a hEN. An EAD provides the basis on which a European Technical Assessment (ETA), as requested by the manufacturer, can be issued (and the CE Marking affixed). An updated list of references of the final EADs will be published by the Commission in the Official Journal of the European Union[5].

How does the CPR affect me?

I am a manufacturer

From 1 July 2013, manufacturers of construction products which are covered by harmonised European product standards (hENs)[6], will be required, when placing a product on the market, to:

- make a Declaration of Performance (DoP) for the product, and
- affix the CE mark[7].

The European Standards Organisation, CEN, is working to modify the template for Annex ZA in the hENs to address the changes introduced by the CPR. However, this will not affect the body of the standard or the material content of Annex ZA in terms of product characteristics, test methods or the agreed role of the manufacturer and the notified body. Therefore, as matters stand, the current Annex ZAs can be used by manufacturers to prepare for 1 July 2013.

The Annex ZA currently could be considered as a 'checklist' for CE Marking, where the manufacturer can see all the possible requirements of his products and how they can be tested. This will, under the CPR, form a checklist for the drawing up of a **Declaration of Performance (DoP)** and for affixing the **CE Mark**.

All the information supplied with the DoP should be obtained by strictly applying the methods and criteria provided by the relevant hEN[8]. The DoP provides information about the **essential characteristics of the product**. The manufacturer, by drawing up his DoP, **assumes the responsibility for the conformity of the construction product** with the declared performance. The application of the CE mark follows the DoP and effectively certifies that the manufacturer has strictly followed all the applicable procedures in drawing up his DoP and that, consequently, the DoP is accurate and reliable.

The manufacturer must also:

- keep documentation for 10 years,
- ensure consistent production,
- monitor the product on the market,
- ensure the product is identifiable,
- indicate a contact point on the product,
- provide instructions and safety information in the appropriate languages,
- take corrective measures where necessary, and
- cooperate with requests from national authorities.

For more information on these responsibilities see Article 11 of Regulation (EU) No. 305/2011 available at the following link: http://ec.europa.eu/enterprise/sectors/construction/legislation/

To check if the product you manufacture is covered by a hEN, follow the flow chart in Figure 1. Manufacturers should also check if guidance in the form of a National Annex or a Standard Recommendation exists, which set out appropriate minimum performance levels for specific intended uses of the product in Ireland[9]. NSAI host this information at www.nsai.ie.

The obligations on manufacturers are clearly set out in the CPR with regard to the products they place on the internal market.

Failure to comply with any provision of the CPR would be considered a breach of the Regulation and may give rise to prosecution[10].

Figure 1 Manufacturers' checklist

Step 1 - Refer to Table 1 at the rear of this document and check if the product you manufacture broadly falls within the product areas listed.

↓

Step 2 - Check the NANDO website http://ec.europa.eu/enterprise/newapproach/nando/index.cfm?fuseaction=cpd.hs&cpr=Y to establish if the product you manufacture is covered by a standard in the list of hENs.

↓

Step 3 - Check who are the notified bodies for the standard by double clicking on the hEN number? These notified bodies may be contacted for further information.

↓

Step 4 - Check Annex ZA of the hEN standard for the product's regulated characteristics, the tasks for the manufacturer and the tasks for the notified body. Standards may be purchased from the NSAI at www.nsai.ie.

Figure 2 Example CE marking information

CE
0910
AnyCo Ltd. PO Box 21, Dublin 18
Ireland
13
0001-CPR-2013/05/12
EN 123 - 5: 2009
Product A
intended to be used in e.g. curtain walling, fire compartmentation, etc.)
essential characteristic 1: 50N/mm²
essential characteristic 2: Pass
essential characteristic 3: Class A1
essential characteristic 4: RE 60
essential characteristic n: xxx
Durability of essential characteristic 1:
expressed as indicated in the DoP
Durability of essential characteristic n:
expressed as indicated in the DoP
Dangerous substance X : Less than 0.2 ppm

---

[1] While the CPR was adopted on 9 March 2011, the key elements will not apply until 1 July 2013. Until then, the Construction Products Directive (89/106/EEC - CPD) will remain in force.

[2] https://ec.europa.eu/enterprise/sectors/construction/legislation/.

[3] System of attestation of conformity under CPD.

[4] Designated bodies that carry out third-party tasks for the purpose of the CPD or the CPR.

[5] www.ojec.eu.

[6] Where a construction product is not covered, or not fully covered, by a hEN, a manufacturer can voluntarily request a European Technical Assessment (ETA). When a product is covered by an ETA, the manufacturer will be required, when placing a product on the market, to make a Declaration of Performance (DoP) for the product, and affix the CE mark.

[7] While CE Marking was not considered mandatory in Ireland (nor in the UK and some Nordic countries) under the CPD, it is under the CPR.

[8] Or in the case of a product not covered or not fully covered by a harmonised standard, a manufacturer can voluntarily request a European Technical Assessment based on a European Assessment Document in order to draw up a DoP and affix the CE Mark.

[9] The establishment of a Product Contact Point (PCP) for Construction products is a key element of the CPR. Its aim is to ensure that industry, and in particular small to medium sized enterprises, can access reliable and precise information about how construction products can meet the national rules and regulations that apply to such products for particular intended uses. Ireland's Product Contact Point is available at: http://www.environ.ie/en/PCP/

[10] Refer to European Union (Construction products) Regulations 2013 S.I. No. of 2013.

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I AM AN IMPORTER

The CPR has introduced a 'chain of custody' approach for construction products being placed on the market resulting in a greater legal responsibility for compliance with agents and importers.

To comply with the CPR, importers must:

- satisfy themselves that the manufacturer has done all that is required to comply with the CPR,
- ensure their (the importers) name and contact details appear on the product, labelling or associated documents,
- ensure instructions and safety information are in the appropriate language of the particular market,
- ensure that products are stored or moved under such conditions that don't alter the products compliance,
- monitor the product on the market,
- take corrective measures where necessary,
- keep documentation for 10 years, and
- cooperate with requests from national authorities.

For more information on these responsibilities see Article 13 of Regulation (EU) No. 305/2011 available at the following link: http://ec.europa.eu/enterprise/sectors/construction/legislation/

If an importer places a product on the market under his trade name, or modifies a product, then he will be treated as the manufacturer.

Importers should also check if additional guidance in the form of a National Annex or a Standard Recommendation exists, which set out appropriate minimum performance levels for specific intended uses of the product in Ireland[9]. NSAI host this information at www.nsai.ie.

It is clearly set out in the CPR what responsibilities importers have with regard to the products they trade. Failure to comply with any provision of the CPR would be considered a breach of the Regulation and may give rise to a prosecution[10].

I AM A DISTRIBUTOR

Distributors will have similar duty of care as that applicable to importers.

To comply with the CPR, distributors must:

- take due care that the product is compliant and has all documentation to verify compliance with the CPR,
- ensure instructions and safety information are in the appropriate language of the particular market,
- ensure the manufacturer has made the product identifiable and the manufacturers / importers contact details are available,
- ensure that products are stored or moved under such conditions that don't alter the products compliance,
- take corrective measures where necessary, and
- cooperate with requests from national authorities.

For more information on these responsibilities see Article 14 of Regulation (EU) No. 305/2011 available at the following link: http://ec.europa.eu/enterprise/sectors/construction/legislation/

If a distributor places a product on the market under his trade name, or modifies a product, then he will be treated as the manufacturer.

Distributors should also check if additional guidance in the form of a National Annex or a Standard Recommendation exists, which set out appropriate minimum performance levels for specific intended uses of the product in Ireland[9]. NSAI host this information at www.nsai.ie.

It is clearly set out in the CPR what responsibilities distributors have with regard to the products they trade. Failure to comply with any provision of the CPR would be considered a breach of the Regulation and may give rise to a prosecution[10].

I AM A SPECIFIER, DESIGNER OR BUILDER

The transition to harmonised European product standards represents a change for the construction industry. Traditionally, national product standards, Irish standards or British standards were prescriptive in relation to performance and the appropriate uses to which products could be put. The hENs differ in this regard, as they provide harmonised testing methods, declaration methods and conformity assessment rules. Ireland, like other Member States, is therefore free to set its own minimum requirements on the performance of building works and construction products incorporated into such works. In this regard, the NSAI has produced additional guidance to some hENs in the form of National Annexes or Standard Recommendations (SRs) which set out appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsai.ie. Clients, specifiers, designers etc are free to demand performance in excess of these levels.

Whilst the CPR concerns itself with the conditions which apply when placing a product on the market, clients, specifiers, designers and builders etc should:

- when drawing up specifications, refer to the harmonised technical specifications and specifically to the requirements of individual characteristics when necessary,
- when choosing the products most suitable for their intended use in construction works, review the manufacturer's Declaration of Performance,
- check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsai.ie, and
- ensure compliance with the Building Regulations, in this regard all works should be carried out using "proper materials... which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see www.environ.ie.

SOURCES OF ADDITIONAL INFORMATION

European Commission – Enterprise and Industry
http://ec.europa.eu/enterprise/sectors/construction/legislation
NANDO (New Approach Notified and Designated Organisations) Information System
http://ec.europa.eu/enterprise/newapproach/nando/index.cfm?fuseaction=cpd.hs&cpr=Y
National Standards Authority of Ireland
www.nsai.ie
National Roads Authority
http://nrastandards.nra.ie/
Product Contact Point
http://www.environ.ie/en/PCP/

Construction / business organisations

Building Materials Federation
www.ibec.ie/bmf
Hardware Association of Ireland
www.hardwareassociation.ie
Construction Industry Federation
www.cif.ie
Irish Concrete Federation
www.irishconcrete.ie
Irish Timber Framed Manufacturers Association
www.itfma.ie
British Constructional Steelwork Association
www.steelconstruction.org

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TABLE 1 EXTRACT FROM ANNEX IV OF REGULATION (EU) No. 305/2011

CODE	PRODUCT AREA
1	PRECAST NORMAL/LIGHTWEIGHT/AUTOCLAVED AERATED CONCRETE PRODUCTS.
2	DOORS, WINDOWS, SHUTTERS, GATES AND RELATED BUILDING HARDWARE.
3	MEMBRANES, INCLUDING LIQUID APPLIED AND KITS (FOR WATER AND/OR WATER VAPOUR CONTROL).
4	THERMAL INSULATION PRODUCTS. COMPOSITE INSULATING KITS/SYSTEMS.
5	STRUCTURAL BEARINGS. PINS FOR STRUCTURAL JOINTS.
6	CHIMNEYS, FLUES AND SPECIFIC PRODUCTS.
7	GYPSUM PRODUCTS.
8	GEOTEXTILES, GEOMEMBRANES, AND RELATED PRODUCTS.
9	CURTAIN WALLING/CLADDING/STRUCTURAL SEALANT GLAZING.
10	FIXED FIRE FIGHTING EQUIPMENT (FIRE ALARM/DETECTION, FIXED FIREFIGHTING, FIRE AND SMOKE CONTROL AND EXPLOSION SUPPRESSION PRODUCT).
11	SANITARY APPLIANCES.
12	CIRCULATION FIXTURES: ROAD EQUIPMENT.
13	STRUCTURAL TIMBER PRODUCTS/ELEMENTS AND ANCILLARIES.
14	WOOD BASED PANELS AND ELEMENTS.
15	CEMENT, BUILDING LIMES AND OTHER HYDRAULIC BINDERS.
16	REINFORCING AND PRESTRESSING STEEL FOR CONCRETE (AND ANCILLARIES): POST TENSIONING KITS.
17	MASONRY AND RELATED PRODUCTS. MASONRY UNITS, MORTARS, AND ANCILLARIES.
18	WASTE WATER ENGINEERING PRODUCTS.
19	FLOORINGS.
20	STRUCTURAL METALLIC PRODUCTS AND ANCILLARIES.
21	INTERNAL & EXTERNAL WALL AND CEILING FINISHES. INTERNAL PARTITION KITS.
22	ROOF COVERINGS, ROOF LIGHTS, ROOF WINDOWS, AND ANCILLARY PRODUCTS. ROOF KITS.
23	ROAD CONSTRUCTION PRODUCTS.
24	AGGREGATES.
25	CONSTRUCTION ADHESIVES.
26	PRODUCTS RELATED TO CONCRETE, MORTAR AND GROUT.
27	SPACE HEATING APPLIANCES.
28	PIPES-TANKS AND ANCILLARIES NOT IN CONTACT WITH WATER INTENDED FOR HUMAN CONSUMPTION.
29	CONSTRUCTION PRODUCTS IN CONTACT WITH WATER INTENDED FOR HUMAN CONSUMPTION.
30	FLAT GLASS, PROFILED GLASS AND GLASS BLOCK PRODUCTS.
31	POWER, CONTROL AND COMMUNICATION CABLES.
32	SEALANTS FOR JOINTS.
33	FIXINGS.
34	BUILDING KITS, UNITS, AND PREFABRICATED ELEMENTS.
35	FIRE STOPPING, FIRE SEALING AND FIRE PROTECTIVE PRODUCTS. FIRE RETARDANT PRODUCTS.

CE

INFORMATION NOTE ON THE CONSTRUCTION PRODUCTS REGULATION

BUILDING REGULATIONS ADVISORY BODY (BRAB)

IN CONJUNCTION WITH

NSAI NRA OPW

16. Can I submit my Commencement Notice Online?

Yes, a new Building Control Management System (BCMS) is being developed. The BCMS will allow building owners to nominate an Assigned Certifier and Builder for the development works. Each party must be registered with the BCMS system to fill in or sign their respective parts.

17. What is the Fee for a Commencement Notice?

The fee for a Commencement Notice is €30.00 per building, or if a Commencement Notice relates to multiple buildings requiring a Fire Safety Certificate, €30.00.

18. Is there any other type of Commencement Notice?

Yes. A 7 Day Notice is a notification to a Building Control Authority that a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate.

A 7-Day Notice must be accompanied by a valid Fire Safety Certificate application, all additional documentation referred to in Question 9, and a Statutory Declaration.

The fee for a 7-Day Notice is €5.80 per square meter of applicable floor area.

19. Can I still submit my Commencement Notice at my local County Council offices?

Yes, Commencement Notices can still be submitted at the offices of your local Building Control Authority. The Notice must be accompanied by all relevant documents, as per Questions 8, 9 & 10 and the appropriate fee.

20. What happens if I forget to submit my Commencement Notice?

If you do not submit a Commencement Notice, and commence works or a change a use in the absence of a Notice, there is no provision to submit another type of Commencement Notice.

In this instance, you will have committed an offence. In addition, the commencement of the development will not be recorded on any register.

Finally, you will not be entitled to have your Certificate of Compliance on Completion placed on the official Register, and you cannot occupy, or lease your building and you may not be able to sell it.

21. What is a Certificate of Compliance on Completion?

A Certificate of Compliance on Completion is a statutory document submitted to a Building Control Authority following the completion of works referred to in Question 8. The Commencement Notice to which the works relate must have been lodged after the 1st March 2014.

The Certificate is signed by the Assigned Certifier and the Builder. It confirms that the building or works have been carried out in accordance with the Building Regulations.

The Certificate of Compliance on Completion must be submitted to the local Building Control Authority, and entered onto the Register before a building, or works, or part thereof can be opened, operated or occupied.

22. If I failed to or forgot to submit a Commencement Notice, or a 7-Day Notice, can I still submit a Certificate of Completion for entry onto the Register.

No, if the Commencement Notice relevant to the works or Material Change of use is not on the Register, then a Certificate of Compliance on Completion cannot be validated by a Building Control Authority.

23. What happens if I change my Builder or Assigned Certifier during the construction works?

If you change your Builder or Assigned Certifier during construction, you must notify the Building Control Authority within 14 days.

You can notify the Building Control Authority of such a change by submitting the appropriate Notice of Assignment and the appropriate undertaking, as per Question 9.

24. What happens if ownership of the building, development or works changes during construction?

If ownership of the building, development or works changes during construction, you must notify the Building Control Authority in writing within 14 days.

25. Where can I get more information

You can get more information, or download copies of the Building Regulations by visiting the Department of the Environment website (www.environ.ie), or by contacting your local Building Control Authority.

Guide to the Building Control (Amendment) Regulations 2014

Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

1. What are the Building Control Regulations?

The Building Control Regulations provide administrative and procedural methods and requirements for construction or development in Ireland.

The Building Control Regulations have existed since 1991 and regulate the following:

- Commencement Notices
- 7 Day Notices
- Fire Safety Certificates, Revised Fire Safety Certificates and Regularisation Fire Safety Certificates
- Disability Access Certificates and Revised Disability Access Certificates
- Maintenance of Registers
- Fees

The Building Control Regulations provide administrative processes to regulate the Building Regulations



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2. What are the Building Regulations?

Building Regulations are a set of legal requirements for the design and construction of new buildings, extensions and material alterations to and certain changes of use of existing buildings. Building Regulations provide for, in relation to buildings, the health, safety and welfare of people, conservation of fuel and energy, and access for people with disabilities.

3. What happens on March 1st 2014?

On the 1st March 2014, new laws relating to the commencement and certification of construction works come into effect. The new laws include the nomination of a Builder to carry out works in accordance with the Building Regulations, and the nomination of a competent person, an 'Assigned Certifier' to inspect works to ensure compliance with the Building Regulations; the submission of additional documentation with the Commencement Notice at commencement stage; and the introduction of a Certificate of Compliance following completion of works.

4. What is a Commencement Notice?

A Commencement Notice is a notification to a Building Control Authority that a person intends to carry out either works or a material change of use to which the Building Regulations apply

5. Do all developments require a Commencement Notice?

Commencement Notices are required for the following:

- the erection of a building;
- a material alteration or extension of a building, or material change of use of a building;
- works in connection with the material alteration (excluding minor works) of a shop, office or industrial building.

A Commencement Notice is not required:

- for works or a change of use which are exempted development under the Planning Acts, and for which a Fire Safety Certificate is not required;
- or where a 7 Day Notice has been submitted.

6. When do I have to submit a Commencement Notice

The notice must be lodged with the relevant Building Control Authority, in which the works are located, between 14 and 28 days prior to the commencement of works or a material change of use taking place.

7. What happens if I miss my commencement date?

If you miss your commencement date you must submit a new Commencement Notice to the relevant Building Control Authority, prior to the commencement of any works taking place.

8. Which type of development requires the additional documents?

The additional documents are required for the following works

- Construction of a dwelling house
- Extension of a dwelling house of more than 40 square meters (400 sq. feet)
- Works which require a Fire Safety Certificate.

Works which are referred to in Question 5, but are not listed above require a Commencement Notice, but do not require the additional documents listed in Question 9.

9. What additional Documents must I submit with my Commencement Notice?

In addition to the Commencement Notice, a building or site owner must submit the following documents for works referred to in Question 8

- Certificate of Compliance (Design), signed by the Assigned Certifier
- Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier), signed by the building owner.
- Undertaking by Assigned Certifier, signed by the Assigned Certifier
- Notice of Assignment of Builder, Signed by the Building Owner
- Undertaking by Builder
- Plans, Specifications and particulars which demonstrate how the building or works will comply with all Building Regulations.

10. What is an Assigned Certifier?

An Assigned Certifier must be one of the following

- a person registered with the Royal Institute of Architects of Ireland (RIAI)
- a person registered with the Society of Chartered Surveyors of Ireland (SCSI)
- a Chartered Engineer of Engineers Ireland (EI)

11. I am building by direct labour, who do I nominate as the builder

The Undertaking by a Builder can only be signed by the builder who, preferably is registered with the Construction Industry Federation and can provide a 'Construction Industry Register Ireland' (CIRI) number. Further details can be found on www.cif.ie

12. I am a building owner. I have designed my own building and intend to build by direct labour. Do I still need an assigned Certifier.

If your development is one of the types listed in Question 8 then, Yes, you must still nominate an Assigned Certifier. Additionally, you must, yourself, sign the 'Undertaking by Builder' document. In doing so you will undertake the responsibility for compliance with the Building Regulations.

13. Who is responsible for compliance with the Building Control Regulations

The owner of the building, and the builder who carries out the works is responsible, under law, for compliance with Building Regulations and Building Control Regulations.

14. What happens if I have applied for, and received my planning permission before March 1st 2014

If the works take place after the 1st March 2014, and if your development is one of the types listed in Question 8, you must submit the new type of Commencement Notice, and the required additional documentation prior to the commencement of works, regardless of the date of Final Grant of Planning Permission.

15. Is there any type of development which does not require a Commencement Notice at all?

Yes. If the works are, or the Material Change of Use is exempted development specified under the Local Government (Planning and Development) Acts 1963 -1993 and a Fire Safety Certificate is not required, then you do not need to submit a Commencement Notice.

For a full list of exempted developments you will need to contact your local Planning Authority.

Laois County Council Planning Viewing Purposes Only!