



**An
Bord
Pleanála**

**Board Direction
BD-018649-25
ABP-319841-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Laois County Development Plan 2021- 2027, having regard to the "Retail Planning Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in April, 2012, sets out a retail strategy for the county and for Portlaoise, which seeks to ensure retail development is plan led, and to protect the primacy, vitality and viability of town centres. The zoning provisions of the Laois County Development Plan support the Retail Strategy, by guiding the appropriate location of retail (and other) development in Portlaoise. The proposed development is located on lands zoned "Industrial and Warehousing" in the Development Plan where comparison retail will Not Normally be Acceptable. The proposed development would therefore contravene the zoning provisions relating to the site, would encourage retail enterprise at an inappropriate location, and would undermine the vitality and viability of Portlaoise town centre. The proposed development would thus be contrary to policy objectives RTP1 and RTP7 as set out in the Laois County Development Plan 2021-2027, to the Laois County retail strategy and the "Retail Planning Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in April, 2012 and to the proper planning and sustainable development of the area

Board Member



Stephen Bohan

Date: 15/01/2025