

An
Bord
Pleanála

Board Direction
BD-019338-25
ABP-320966-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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

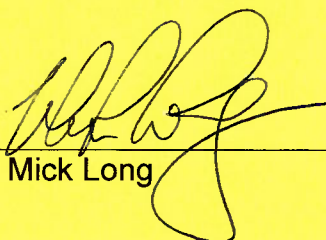
Reasons and Considerations

Having regard to the application to retain the change of use from bar and restaurant to a guesthouse, the layout and design of the guesthouse to be retained would represent a substandard form of development which would impact negatively on the amenities of the occupants and its retention would not be in accordance with Section 8.5.2 of the Laois County Development Plan 2021-2027, which requires guesthouses to meet Failte Ireland Quality Standards and seeks to ensure a high standard of guest accommodation. It would, therefore, not be in accordance with the proper planning and sustainable development of the area.

Note:

The Board noted the applicant's clarification on 8 July 2024 that the accommodation is intended to accommodate refugees from Ukraine, rather than a guesthouse, but given the contents of the statutory notice and the above substantive nature of the reason for refusal the Board did not seek further information on this matter.

Board Member


Mick Long

Date: 31/03/2025