

An  
Bord  
Pleanála

## Board Order ABP-318471-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: 23/60337**

**Appeal** by Ard Services Limited care of Coakley O'Neill Town Planning of NSC Campus, Mahon, Cork against the decision made on the 20<sup>th</sup> day of October, 2023 by Laois County Council to refuse permission.

**Proposed Development:** Change of use from permitted retail use to retail use including the sale of alcohol for consumption off the premises (i.e. off licence use) within the overall permitted retail unit, where the floor area for the off licence use is 16 square metres and is ancillary to the primary retail use, all at Circle K Manor Stone Service Station, off Junction 3 on M8 Motorway, Tintore, Ballacolla, County Laois.

### Decision

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

## Reasons and Considerations

Having regard to the planning history of the site, the existing use of the site as a motorway service station, and the limited floor area associated with the proposed change of use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to any unacceptable impacts on the existing vitality and viability of the existing retail outlets in surrounding towns and villages, would be in keeping with the existing and permitted pattern of development in the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

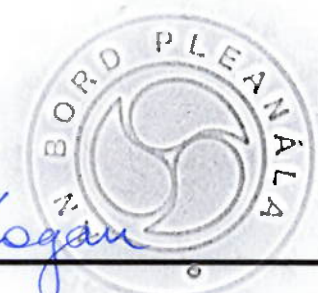
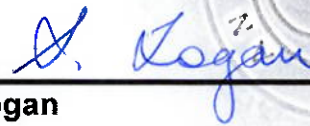
## Condition

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. This permission permits a change of use of 16 square metres of the existing floorspace of the premises to off-licence use and does not relate to any other part of the premises.

**Reason:** In the interest of clarity.



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**Stewart Logan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this 21<sup>st</sup> day of August 2024.**