



An
Bord
Pleanála

Board Order
ABP-319841-24

Planning and Development Acts 2000 to 2022

Planning Authority: Laois County Council

Planning Register Reference Number: 2460136

APPEAL by Dmitrij Zidkov care of DKA Chartered Architectural Technologist of 20 Church Street, Portlaoise, County Laois against the decision made on the 7th day of May, 2024 by Laois County Council to refuse permission for the proposed development.

Proposed Development: Change of use for part of industrial unit (previous planning register reference numbers 03/1705 and 07/771) to commercial use, new shop front, additional second floor office area and all associated site works at Unit 6, Zone 5, Clonminam Business Park, Portlaoise, County Laois.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 2021-2027 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



Stephen Bohan

Member of An Bord Pleanála

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

Dated this *17th* day of *January* 2025.