



An  
Bord  
Pleanála

**Board Order**  
**ABP-320966-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: 2460238**

**APPEAL** by Liam O'Faolain of Cois Abhainn, An t-Oilean, Mainstir Laoise, County Laois against the decision made on the 5<sup>th</sup> day of September 2024 by Laois County Council to grant a permission, subject to conditions, to Icolater Limited Simon Stokes care of Leslie Colton Engineering and Architectural Services of Underhill, Rathmore, Stradbally, County Laois, in accordance with the plans and particulars submitted to the said Council.

**Proposed Development:** Retain change of use from bar and restaurant to a guesthouse on the ground floor at McEvoy's Bar and Restaurant, a Protected Structure (Recorded Protected Structure number 069 and National Inventory of Architectural Heritage number 12900714), at Main Street, Abbeyleix, County Laois.

**Decision**

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

## 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. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mick Long**

**Member of An Bord Pleanála**

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

**Dated this**

**1<sup>st</sup>** day of **April**

**2025.**