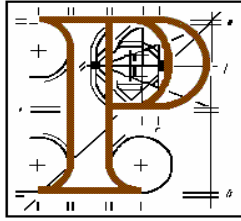


An Bord Pleanála



## Board Direction

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**Ref: 15K.232474**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> August 2009.

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

It is the objective of the Westmeath County Development Plan 2008-2014 to consolidate and improve the urban form of Kilbeggan and to protect and strengthen the vitality and viability of the town centre. The Retail Planning Guidelines (DEHLG...full title) also support the development of appropriately sized shops within, or as close as possible to, the centre of existing towns. Having regard to the limited size and retailing capacity of Kilbeggan and the availability of unoccupied retail floorspace and other commercial floorspace within the central area (and notwithstanding the specific objective O-KB16 relating to the site or the general acceptability of a medical use at this site), it is considered that the proposed development would undermine the viability and vitality of the town centre, would be contrary to the Development Plan objectives and the policies of the Guidelines. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:

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Conall Boland

Date: 5<sup>th</sup> August 2009