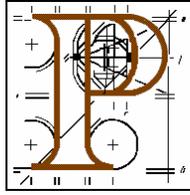


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Longford County

Planning Register Reference Number: 09/379

An Bord Pleanála Reference Number: PL 14.235969

APPEAL by Luke Baxter care of Vitruvius Hibernicus Limited of Convent Road, Longford and by Longford Chamber of Commerce and Industry Limited care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 20th day of January, 2010 by Longford County Council to grant subject to conditions a permission to Longford Business Park Limited care of Tom Phillips and Associates of 2-3 Roger's Lane, Lower Baggot Street, Dublin.

PROPOSED DEVELOPMENT: Development of a retail scheme with a total gross floor area of approximately 10,996 square metres arranged over two levels consisting of an anchor retail unit comprising a convenience net retail sales area of 2,424 square metres (including alcohol sales area), a comparison net retail sales area of 2,715 square metres and ancillary customer café. The development will also consist of administrative, office, staff, circulation and storage areas and 576 number car parking spaces and bicycle parking spaces at surface level. (Access to the development will be from the N5/Ballinalee Road, which forms part of a concurrent planning application submitted to Longford Town Council). The development will also include an enclosed service yard; marshalling area; waste management and storage areas; switchrooms; Electricity Supply Board substation; plant; landscaping and boundary treatments; lighting; internal roads; pedestrian walkways; vehicular and pedestrian access points; signage (including three number totems, two number seven metre high, one number 9.2 metre high); services provision; changes in level and all associated site development works above and below ground. The development will also include the widening of the N5 between the N5/N4 roundabout and the boundary with Longford Town Council to the south, from one to two lanes in each direction; the undergrounding of existing overhead electricity lines and the provision of associated infrastructure. The planning application is accompanied by an Environmental Impact Statement (EIS), all on a 2.67 hectares site approximately, located at the N5/Ballinalee Road, Lisnamuck, County Longford. The site is principally bounded by: the N4 to the north, undeveloped lands to the south (the site of a concurrent application); the N5/Ballinalee Road to the east and undeveloped lands to the west.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed retail development is located on the outskirts of Longford town on a site which is considered to be an 'out-of-centre' site rather than an 'edge-of-centre' site. Under the Retail Planning Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in January, 2005, sites in such locations can only be developed for large scale retail development where it has been demonstrated that the existing town centre will not be adversely affected. Having regard to the scale of the proposed retail development on a site zoned for Employment/Mixed Use, its location in relation to Longford town, the availability of alternative sites within the town centre, and the strategic location of the appeal site with regard to the N4 and N5 National Primary Roads, it is considered that the proposed development would adversely impact on the vitality and viability of the town centre to an unacceptable degree. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2010.