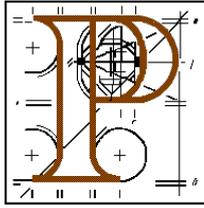


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Galway County

Planning Register Reference Number: 14/406

An Bord Pleanála Reference Number: PL 07.243894

APPEAL by Lidl Ireland GmbH care of The Planning Partnership of 2 Auburn Terrace, Sunday's Well Road, Mullingar, County Westmeath against the decision made on the 27th day of August, 2014 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: The demolition of an existing two-storey detached building of some 328 square metres gross floor area and its replacement with a children's play area of some 291 square metres bounded and enclosed by a low level boundary wall topped by metal railings, all at the Lidl licensed discount foodstore, Crowe Street, Gort, County Galway.

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

Having regard to provisions of the Gort Local Area Plan 2013-2019, to the location of the development within an Architectural Conservation Area which encompasses the central area of the town and the approach roads leading into the centre, to the policies and objectives stated in support of enhancing the Architectural Conservation Area and of the town in the context of urban design and the protection of the built heritage, it is considered that the demolition of the existing building and the absence of a replacement and appropriate solid edge and mass would seriously injure the existing streetscape and adversely affect an Architectural Conservation Area. It is also considered that the demolition of structures within an Architectural Conservation Area, save in exceptional circumstances has not been established and demonstrated. The proposed development would be contrary to the provisions of the Gort Local Area Plan 2013-2019 and 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 2015.