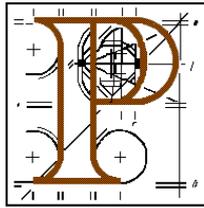


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wexford County

Planning Register Reference Number: 20151220

An Bord Pleanála Reference Number: PL 26.246524

APPEAL by RGDATA care of Stephen Ward of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 6th day of April, 2016 by Wexford County Council to grant subject to conditions a permission to Lidl Ireland GmbH care of BMA Planning of 128 Lower Baggot Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of expansion of the site to include undeveloped lands to the north (0.9 hectares), reconfiguration of the site layout and replacement of the existing discount foodstore with a new concept Lidl discount foodstore. The development involves demolition of the existing discount foodstore and the construction of a part two-storey Lidl discount foodstore of 2,774 square metres gross floor area including ground floor level sales area (with ancillary off-licence), improved customer facilities and ancillary storage areas and enhanced first floor level staff accommodation and plant room. Vehicular access is proposed via a relocated access 16 metres to the north of the existing access point and off the existing access road linking to the roundabout on the Bellefield Road. Pedestrian access points include a new access point along the eastern boundary of the site linking to the adjoining sports centre, the existing stepped access at the southern corner of the site from the Bellefield Road and a relocated access point at the western corner of the site from the Bellefield Road roundabout. Permission is also sought for 129 number car parking spaces (in lieu of the existing 118 number spaces) and 12 number cycle parking spaces, removal of an existing gas tank and the development of a new trolley bay enclosure, hard and soft landscaping, revised boundary treatments, building mounted and totem signage and all associated site and development works, all at Bellefield Road, Enniscorthy, County Wexford.

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

1. Having regard to the substantial scale of existing retail development on this site and within this area designated with a neighbourhood centre zoning objective as set out in the Enniscorthy Town and Environs Development Plan 2008- 2019, at a location that is a significant distance to the town centre and its retail core, and in particular to the scale of the retail expansion proposed in this context, it is considered that, in the absence of a retail impact assessment and sequential test, the proposed development would constitute a significant intensification of retail provision in this area to a degree that would be contrary to the neighbourhood centre zoning objective for the area, would detract from the vitality and viability of Enniscorthy town centre, and would be contrary to the provisions of the “Guidelines for Planning Authorities – Retail Planning”, issued by the Department of the Environment, Community and Local Government (2012). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located at a prominent location along Bellefield Road, a regional road that is one of the principal approaches to Enniscorthy town. The proposed development would involve the construction of a 70 metre long largely blank façade to Bellefield Road, set back behind car parking and extensive hard paving areas, which is insufficiently provided with landscaping. It is considered that the proposed development would fail to provide an active, well-designed frontage to the street at this location, would not satisfactorily integrate into the streetscape or surroundings, and would, therefore, be contrary to the provisions of Section 18.17.1 of the Wexford County Development Plan 2013-2019 in relation to retail development, would fail to uphold the design principles set out in the “Retail Design Manual” issued by the Department of the Environment, Community and Local Government (2010) and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to grant permission, the Board had regard to the cumulative level of retail development on this site and in this area, and considered that, in this context, the scale of retail expansion proposed would not be appropriate in light of the neighbourhood centre zoning, at a considerable distance from the town centre, in the absence of a retail impact assessment and sequential test. Furthermore, the Board considered that, notwithstanding the existing development on this site, the proposed development fails to provide a good quality of active street frontage to Bellefield Road, and would be over-dominated by car parking and hard surfaces unrelieved by the poor level of landscaping proposed.

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

Dated this day of 2016.