



Board Direction

Ref:PL12.246575

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th December 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

The Board noted the following:

- The prominent setting of the proposal at a key entrance to the town of Carrick on Shannon and adjacent to an important business campus,
- The location of the proposal on lands which partly comprises of flood zones A and B as defined in the *The Planning System and Flood Risk Management , Guidelines for Local authorities, 2009*,
- The substantial increase in the retail space provision for Co. Leitrim involved in the proposed development.

Having regard to the justification of the proposed development by the closure of an existing store in Cortober, and in the absence of a comprehensive proposal for an alternative use for the store at Cortober, the board was not satisfied that the proposed development could be justified in the location proposed, and that the proposed development would not lead to excessive provision of convenience retail space in excess of the retail cap contained in the Leitrim County Retail Strategy 2015-2021. The proposal would therefore have a negative impact on the retail vitality of the town centre of Carrick on Shannon in contravention of the Retail Planning Guidelines 2012, would consist of an unnecessary development of lands that are partly subject to flooding and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal had not been justified in terms of retail floor space requirements, given that a comprehensive proposal in respect of the closure of another store used to justify the construction of the proposed store had not been provided. The Board was not satisfied that this matter could be dealt with in a satisfactory manner by condition and considered that a grant of permission could also have led to planning blight at another location. The board was not satisfied that the proposal represented a satisfactory outcome from the point of view of proper planning and sustainable development of the town of Carrick on Shannon as a whole, taking all relevant factors into account.

Board Member: _____
Michael Leahy

Date: 21st December 2016