



An
Bord
Pleanála

Board Direction
PL07.247985

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 15th 2017.

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

Reasons and Considerations

1. The site is zoned for Business and Enterprise uses within the Oranmore Local Area Plan, 2012 where the objective is to *“promote the development of business and enterprise uses, light industry/ warehousing and the facilitation of enterprise park/ office park type uses to include incubation/ start-up units and Small Medium Enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road/ rail networks and to public transport facilities.”* It is considered that the proposed change of use of a warehouse distribution/ light industrial unit to a retail warehousing unit would set an undesirable precedent for retail activity at this location which would undermine the aims of the zoning objective. The proposed development would, therefore, conflict with the policies of the development plan, which are considered to be reasonable, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site access, in close proximity to a heavily trafficked roundabout, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic

turning movements the development would generate at a point where sightlines are restricted for motorists right turning onto the N18 on occasions when there is a backup of traffic approaching the roundabout. Furthermore, it is considered that the car parking provision for the proposed development would be seriously deficient and would be inadequate to cater for the parking demand likely to be generated by the proposed retail warehousing use. The proposed development, by itself or by the precedent which the grant of permission for it would set for other similar development at this location, would adversely affect the use of a national road or other major road by traffic, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15th June 2017

Philip Jones