An Bord Pleanála

Board Direction
PL12.249020

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th March 2018.

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

Reasons and Considerations

1. Having regard to the nature of the proposed development for the relocation of an existing retail foodstore to a new location on a greenfield site that is liable to flooding, to the level of retail vacancy in Carrick-on-Shannon (east and west of the river), and the absence of a robust and comprehensive proposal for an alternative use for the store at Cortober, the Board is not satisfied that the proposed development would not result in planning blight at this location or would not result in an excessive provision of convenience retail space in excess of the retail requirements as per the Leitrim County Retail Strategy 2015-2021, and therefore the proposed development would have a negative impact on the retail vitality and viability of Carrick-on-Shannon and would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the fact that the subject site is within the flood plain of the River Shannon and is liable to flooding, and having regard to the provisions of the Carrick-on-Shannon Local Area Plan 2010-2019 (section 2.13.01) that development proposals will only be favourably considered where the planning authority is satisfied that the development is of significant strategic importance for the town, it is considered that the proposed development, by reason of the

specific type of land use proposed, and by reason of its design, would not represent a development of strategic importance to the town of Carrick-on-Shannon and would, accordingly be contrary to the provisions of the Carrick-on-Shannon Local Area Plan and therefore contrary to the proper planning and sustainable development of the area

Board Member _____   **Date:** 9th March 2018

John Connolly