



The submissions on this file and the Inspector's report were considered at a Board meeting held on July 18th 2018.

The Board decided, on a vote of two to one, to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. As PA reason number 1.
2. As PA reason number 2

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the zoning of the site for Town Centre/Mixed Use, as set out in the Shannon Town and Environs Local Area Plan, required a mix of retail and other uses and the Board did not accept that a standalone development of the type concerned – a convenience retail store – with no certainty with regard to the provision of other uses on the remaining lands encompassed within the zoning, was acceptable. In this regard, the Board concurred with the view of the planning authority that this represented a material contravention of Objective 5.7 of the Local Area Plan. Furthermore, the Board was not satisfied that the proposed building, notwithstanding the amendments made to the elevations as part of the appeal, was adequate in design terms to provide the necessary urban form for this pivotal site within Shannon, and was of the view that the site, and adjoining landholding,

required buildings of multiple storeys and also considered that the proposed development was not of exemplar design, as envisaged under Objective 5.9 of the Local Area Plan.

Board Member

Date: 19th July 2018

Philip Jones