



An
Bord
Pleanála

Board Direction
BD-000369-18
ABP-300046-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 28th 2018.

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

Reasons and Considerations

Having regard to-

- (a) the scale of the proposed development which would provide for a total floor area in excess of 6,000 square metres served by 216 car-parking spaces,
- (b) the mix of uses proposed including retail and medical uses of a significant scale in the context of Ennis
- (c) the pattern of development in the area, the distance of the site from the town centre of Ennis and the location of the site on a major link road between the town centre and the N85 ring road and M18 motorway, and
- (d) the existing quantum of retail and commercial development within Ennis and the level of vacancy currently prevailing therein,

it is considered that, notwithstanding the zoning of the site for use as a neighbourhood centre, and objective COM6, the proposed development would be of an excessive scale which is beyond what would be reasonably envisaged for a neighbourhood centre in this area and would be of a nature and scale that would create a counter-attraction to existing town centre services. This would seriously impact on the vitality and vibrancy of Ennis town centre and would constitute an

unsustainable form of development which would be principally dependent on private car based transport and on serving a wider catchment than the Cahircallamore neighbourhood area, as envisaged by objective COM6 in the Development Plan. The proposed development would, therefore, contravene the policies of the Mid West Retail Strategy and Mid West Regional Planning Guidelines 2010-2022 and the strategic aim of the current Clare County Development Plan, which seek to consolidate town centres and co-ordinate transport and land use planning thereby reducing the need to travel, and would conflict with objective V3(2)(8)(c) of the Development Plan, which seeks to encourage the provision of new neighbourhood centres...in order to provide a mix of uses and services suited to the scale of the local neighbourhood. Furthermore, having regard to the Retail Planning Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2012, which seeks to protect the vitality and viability of town centres as the primary focus for retailing development, the Board is not satisfied that a location closer to the town centre of Ennis is not available for the scale of development proposed. The proposed development would, therefore, be contrary to these Ministerial Guidelines, to the overall provisions of the Development Plan and to the proper planning and sustainable development of the area.

Board Member

Date: 28th May 2018

Philip Jones