



An
Bord
Pleanála

Board Direction
BD-001349-18
ABP-300803-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2018.

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 the nature and scale of the development proposed, including the quantum of car parking, to the location of the site outside of the designated 'core shopping centre boundary', for Castletroy, as designated in the Mid -West Retail Strategy 2010 – 2016, which forms part of the Limerick Development Plan 2016, and to the retail hierarchy, as set out, in the current Development Plan for the area, and to the Retail Planning Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government, in 2012, it is considered that the development as proposed would be premature in the absence of a masterplan for the area and contrary to the retail policies, as set out, in the Castletroy Local Area Plan 2009 – 2016 and taken in conjunction with the adjoining permitted development, would negatively impact upon the vitality and viability of retail development in the city centre of Limerick and within the Castletroy Town Centre and would consequently be contrary to the Retail Planning Guidelines.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/10/2018

John Connolly