



An  
Bord  
Pleanála

**Board Direction**  
**BD-002128-19**  
**ABP-301212-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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 proposed development of petrol filling station with 4 no. pumps, underground storage tanks and fuel repository / store on a site zoned for mixed use commercial and retail development is unacceptably close to existing and proposed residential development. It is considered that the proposed uses are not a complementary use on a suitable site as required by the C2 zoning objective of the Loughrea LAP which has been extended to 2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 It has not been demonstrated that the proposed development, in addition to the development proposed on the adjoining sites, can be safely accommodated by the existing public sewer network. The proposed development, if permitted, would therefore be prejudicial to public health.

**Note:** The Board noted the Inspector's concerns in respect of the inadequacy of the Appropriate Assessment Screening Report, and shared her view that the possibility

of effects on the conservation objectives of the Lough Rea SAC cannot be reasonably excluded. However, given the substantive reasons for refusal, the Board did not require a Stage 2 Appropriate Assessment to be carried out in respect of the proposed development.

**Board Member**

**Date:** 15/01/2019

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John Connolly