



An
Bord
Pleanála

Board Direction
BD-002546-19
ABP-302671-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2019.

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 quantum of additional convenience and comparison retail floorspace proposed;
- (b) The designation of Castletroy Town Centre as a Tier 2 Level 2 centre in the retail hierarchy for the Limerick Metropolitan Area;
- (c) The proximity of the site to Limerick City Centre and its primacy in the retail hierarchy;
- (d) The current provisions of the Retail Strategy for the Mid-West Region 2010 which requires that district centres maintain the role as primarily convenience goods and services centre and not develop into primarily comparison goods retail destinations, and
- (e) The policies and objectives of the Castletroy Local Area Plan 2018 which states that the retail floor space has reached its capacity and that the provision in the plans meets the demands of the resident population.

The Board is not satisfied that the proposed development would not have an adverse impact on the vitality and viability of the City Centre and would therefore be contrary to the provisions of the relevant development plans for the area, the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government, 2012 and to the proper planning and sustainable development of the area.

Board Member

Date: 11/03/2019

Paul Hyde