



An
Bord
Pleanála

Board Direction
BD-004174-19
ABP-303809-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2019.

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

Reasons and Considerations

The Ministerial Guidelines "Spatial Planning and National Roads Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in January, 2012 refer to Service Areas and in particular Roadside Service Facilities at Non-Motorway National Roads and Junctions, and state that, '*facilities proposed for inclusion in service areas should be of a type that avoids the attraction of short, local trips, a class of traffic that is inconsistent with the primary intended role for motorways and other national roads and associated junctions in catering for strategic long-distance inter-urban and inter-regional traffic. Furthermore, to permit a service area to become a destination for local customers would be contrary to Government planning policy on retail and town centres as set out in Retail Planning Guidelines 2005. The consequence of this would be to threaten the viability of businesses in cities, towns or other local centres*'.

Having regard to the scale and range of the proposed development and the location of the subject site at the edge of Longford town, it is considered that the proposed development would attract short local trips, would become a destination in its own right, would compromise the role and function of the national road

network in the vicinity of the site and would threaten the viability and vitality of Longford Town. The proposed development would, therefore, be contrary to the Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/10/2019

Chris McGarry