



An  
Bord  
Pleanála

**Board Direction**  
**BD-005623-20**  
**ABP-305498-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2020.

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 extent of the proposed development, its location at a remove from the town centre outside of the Carlow Inner Relief Road, its lack of connectivity / pedestrian linkages to the town centre and to the provisions and objectives of the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area, 2012-2018, the Carlow County Development Plan, 2015-2021, the Carlow County Retail Strategy, 2015, and the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2012, the Board is not satisfied, notwithstanding the town centre zoning of the site, that the proposed development would not have a detrimental impact on the vitality and viability of Carlow town centre and would not create an overly strong counter attraction to the town centre in terms of retail shopping, and considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/04/2020

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Terry Prendergast