



An  
Bord  
Pleanála

**Board Direction**  
**BD-006393-20**  
**ABP-307322-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3 as follows

3. The extension to be retained and the existing supermarket shall be used and operated for supermarket purposes only and the overall floor space of the supermarket shall be divided between convenience and comparison goods as follows:
  - a. Convenience retail sales space shall not exceed 1,711 sq.m
  - b. Comparison retail sales space shall not exceed 243 sq.m.
  - c. The extension area and the existing supermarket shall be used and operated as a single retail unit, and no subdivision or change of use shall take place without a prior grant of planning permission.

**Reason:** To manage the layout and scale of the development in the interest of protecting the vitality and viability of the town centre.

## **Reasons and Considerations**

Having regard to the nature and scale of the development proposed for retention and completion, the planning history of the site and in particular the conditions attached to 08/2505 and 09/42, the provisions of the Galway County Development Plan 2015-2021, the Loughrea Local Area Plan 2012-2018 and the Guidelines for Planning Authorities Retail Planning 2012, it was considered that condition number 3 as attached by the Planning Authority was unwarranted and should be amended as set out above in order to manage the layout and scale of the development in the interest of protecting the vitality and viability of Loughrea's town centre.

**Board Member:**

**Date:** 03/09/2020

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Paul Hyde