



An
Bord
Pleanála

Board Direction
BD-007255-21
ABP-308212-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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 this out of centre location in Eastpoint Retail Park, it is considered that the development proposed for retention which includes the change of use from retail warehouse unit to wholesale / retail foodstore / distribution warehouse, is not in accordance with planning policy as per the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in 2012. The development proposed for retention would be in conflict with the central key objective arising from the Mid West Retail Strategy to support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres, and Policy ED 13 of the Limerick City and County Development Plan 2010-2016 as extended. The proposed retention of use of this unit for the sale of non-bulky and unrestricted goods would cumulatively lead to the erosion of the Retail Park and would impact adversely on the vitality, viability, and cohesiveness of established district centres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/01/2021

Paul Hyde