



An
Bord
Pleanála

Board Direction
BD-008355-21
ABP-309073-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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 Retail Policy 2 of the Listowel Town Development Plan 2009 – 2015, as extended and varied, particularly by Revision 8 of Variation 3, which was adopted on 21st September 2020, the Board notes that the site lies within the recently contracted retail core area in Listowel town centre within which, under Retail Policy 2, the Planning Authority undertakes to resist the loss of retail floorspace, in the interests of the viability and vitality of the town centre. This policy is considered reasonable. Under the proposal, existing retail floorspace within the retail core area would be lost and so Retail Policy 2 would be contravened. Furthermore, such loss would establish an adverse precedent for the loss of retail floorspace within the recently contracted retail core area. The viability and vitality of retailing within the town centre would thus be jeopardised by this proposal and other non-retail proposals that may ensue. Accordingly, it would be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 28/05/2021