

An  
Bord  
Pleanála

**Board Direction**  
**BD-009904-22**  
**ABP-310902-21**

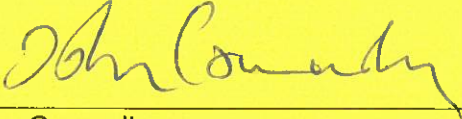
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2022.

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

### **Reasons and Considerations**

1. The proposed development, by reason of its scale and location removed from the town centre of Athlone and outside of any of the Local and Neighbourhood Centres identified in the retail hierarchy set out in the Athlone Joint Retail Strategy (2019), would be contrary to the overall objectives of the Retail Strategy for the town and would have an adverse impact on the vitality and viability of the existing town centre, and would also be contrary to Section 4.4.2 of the Ministerial Guidelines issued under Section 28 of the Planning and Development Act, 2000, as amended '*Guidelines for Planning Authorities: Retail Planning*' (2012).
2. The proposed development, by reason of its scale and extent, would materially contravene the Enterprise and Employment zoning objective applying to the lands under the Athlone Town Development Plan and would also be contrary to objective GR11 of the Athlone Joint Retail Strategy which provides that, to limit the level of shopping and local services provision in existing industrial estates or business parks, stand-alone mainstream and discount convenience or

comparison floorspace will not be permitted. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member  Date: 01/02/2022  
John Connolly