

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Clare County

Planning Register Reference Number: 16/50

An Bord Pleanála Reference Number: PL 03.246435

APPEAL by Applegreen Service Areas Limited care of McGill Planning Limited of 7 Fitzwilliam Street Upper, Dublin against the decision made on the 16th day of March, 2016 by Clare County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of: an off-line motorway service area (MSA) including the following: demolition/removal of existing and abandoned buildings/structures on the site (circa 1,004 square metres total floor area), provision of a new separate entry and exit accesses to the site from the L3156 local road south of Junction 11 on the M18, closure of existing site access, a four-pump island van/car forecourt and a two-pump island HCV forecourt, both with canopy over, the height of each canopy is circa 6.84 metres and circa 6.3 metres respectively, underground fuel storage tanks and (total area circa 200 square metres) and associated pipe work, connection to existing Irish Water Watermain for water supply, underground static/potable water tanks and associated pipework, three number underground retention separators (circa 42 square metres), a single storey amenities building (total gross floor area of circa 1,400 square metres) comprising: a convenience shop (100 square metres net sales area), five number eat-in/take-away cafés/restaurants (circa 185 square metres in total) with ancillary areas (circa 275 square metres) comprising store rooms, freezers, chillers, manager's office, comms room, staff toilets, staff locker room, lobbies, sluice, food preparation areas; external storage (circa 170 square metres), public toilets (circa 123 square metres) including 24 hour external operation; seating/circulation area (circa 486 square metres); tourist information area (circa four square metres), internal play area (circa 45 square metres), fuel store (circa 12 square metres), picnic area, external play area and external seating area (circa 476 square metres in total), proposed uses

are limited to a NRA Type 1 compliant uses for an off-line MSA, parking for 184 number cars (including nine number disabled parking spaces and three number electric car charging points); a total of 25 HCV spaces comprising 13 number dedicated HGV spaces (including ADR space), six number dedicated coach spaces, five number mixed-use Coach/HGV spaces, one number delivery space; seven number motorcycle spaces and 18 number bicycle spaces, Garda Enforcement Area, ancillary signage (both illuminated and non-illuminated) on the amenity building (north elevation), car/van HCV forecourt canopies (total area of signage circa 24.9 square metres), one number double sided totem price point sign and one number double sided welcome sign (circa 122.5 square metres total advertising area) indicating site services, on-site wastewater treatment system and sand polishing filter, surface water attenuation tank (circa 980 cubic metres), diversion of existing 100 millimetres public watermain on site and provision of new wayleave, all ancillary site development, landscaping and boundary treatment works, all at site comprising 13.1 acres located at Latoon South, Latoon North, Dromoland, County Clare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The subject site has not been identified for use as a Motorway Service Area (MSA) in either the National Road Authority's Service Area Policy (August 2014), as outworked in the Transport Infrastructure Ireland's Consultant's Report dated April 2016 (relating to the identification of a suitable site for an Motorway Service Area in the area between junctions 7 and 12 on the M18), or the Clare County Development Plan 2011–2017. Under section 2.8 of the Spatial Planning and National Roads Guidelines and Objective 11.3 of the County Development Plan, the selection of sites for Motorway Service Areas should be identified in the Service Area Policy or they should be the subject of a co-ordinated approach that would seek their identification in an adopted Development Plan. Pending implementation of the Transport Infrastructure Ireland plan-led approach to the provision of a Motorway Service Area in the area cited above, the Board considers that the proposed development at junction 11 would be premature. The Board is not satisfied that the proposed development would not be contrary to the said Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.