

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Mayo County**

**Planning Register Reference Number: P15/656**

An Bord Pleanála Reference Number: PL 16.246658

**APPEAL** by Lidl Ireland GmbH care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 3<sup>rd</sup> day of May, 2016 by Mayo County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Extend the car park of the Lidl store currently under construction at this site at Bohernasup, Ballina, County Mayo (former Tuffys Cash and Carry site and adjoining properties), comprising the demolition of a habitable house, and provision of an additional 34 number car parking spaces, increasing (and reconfiguring) the previously permitted (planning register reference number P13/703188) parking from 74 number to an overall 108 number spaces, and enlarging the overall site area by 0.1 hectares from 0.6634 hectares to 0.7634 hectares and all associated and ancillary development and works including hard and soft landscaping, lighting, and surface water drainage. (As amended by the further public notice received by the planning authority on the 8<sup>th</sup> day of April, 2016).

## **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**

Having regard to the provisions of the current Development Plan, the town centre location of the proposed development adjacent to a public car park and the planning history of the site, it is considered that the proposed development of an extension to a commercial car park in a residential zone would contravene the zoning objectives of the site, would result in the loss of a habitable dwelling, and would seriously injure the residential amenities of the area. Furthermore, the loss of a building fronting onto the public road at Bohernasup and the widening of the car park along this frontage, together with the extent of groundworks required to reduce the level of the sloping, elevated ground to the existing car park level would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the erection of lighting on 6 metre high columns, the Board did not consider it appropriate to grant permission for this minor element in view of the refusal of permission for the principal element of the proposed development.

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

**Dated this                    day of                    2016.**