

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Galway County

Planning Register Reference Number: 16/1283

An Bord Pleanála Reference Number: PL 07.247985

APPEAL by Oaklawn Developments Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 16th day of January, 2017 by Galway County Council to refuse a permission.

PROPOSED DEVELOPMENT: Revisions to a previously permitted warehouse distribution/light industrial unit (planning register reference number 72375), to facilitate a retail warehouse consisting of (1) change of use from warehouse distribution/light industrial use to retail warehouse use at ground floor, (2) change of use at mezzanine level from office to retail warehouse, (3) extension to mezzanine to facilitate the proposed retail warehouse use, (4) new signage, (5) minor alterations to the existing N18 access junction, together with all associated site works and services, all at Unit 2, Westlink Commercial Park, Carrowmoneash, Oranmore, County Galway.

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

1. The site is zoned for Business and Enterprise uses within the Oranmore Local Area Plan, 2012 where the objective is to *“promote the development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/ office park type uses to include incubation/ start-up units and Small Medium Enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road/ rail networks and to public transport facilities.”* It is considered that the proposed change of use of a warehouse distribution/ light industrial unit to a retail warehousing unit would set an undesirable precedent for retail activity at this location which would undermine the aims of the zoning objective. The proposed development would, therefore, conflict with the policies of the development plan, which are considered to be reasonable, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site access, in close proximity to a heavily trafficked roundabout, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines are restricted for motorists right turning onto the N18 on occasions when there is a backup of traffic approaching the roundabout. Furthermore, it is considered that the car parking provision for the proposed development would be seriously deficient and would be inadequate to cater for the parking demand likely to be generated by the proposed retail warehousing use. The proposed development, by itself or by the precedent which the grant of permission for it would set for other similar development at this location, would adversely affect the use of a national road or other major road by traffic, 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 2017.