



An
Bord
Pleanála

**Board Order
PL 07.248595**

Planning and Development Acts 2000 to 2017

Planning Authority: Galway County Council

Planning Register Reference Number: 17/366

Appeal by Paul Stewart care of Connellan and Associates of 'Sonas', Cahercalla Wood, Cahercalla, Ennis, County Clare against the decision made on the 11th day of May, 2017 by Galway County Council to grant subject to conditions a permission to Liam Dooley care of Dooley Architects Limited of Unit 3, Tom Barry House, Main Street, Clifden, County Galway.

Proposed Development: The change of use of the existing forecourt to the front of unit 6 for use as a location for occasional retail/commercial trading use, including the sale of hot food for take away consumption and all ancillary site works and services at Unit 6 The Mart, The Galway Road, Clifden, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with 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 'BE' land use zoning of the site, the objective of which is to provide for the creation and protection of business and enterprise uses, and facilitate opportunities for employment creation, it is considered that the proposed development, which includes a change of use of the existing forecourt area of Unit number 6 to accommodate the occasional use of a mobile takeaway unit, and the storage of the said facility within this unit, would not be compatible with the uses in the said zoning. The proposed development would impact on the circulation and parking area and would be contrary to DM Standard 9 of the Galway County Development Plan 2015-2021. The proposed development would also detract from/limit the use of this unit and forecourt area, would materially contravene the said zoning objective, would be contrary to Objectives D10 and EIT2 of the Clifden Local Area Plan 2009-2020, would set an undesirable precedent 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