



An  
Bord  
Pleanála

## Board Order PL 25M.248709

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 17/7015**

**Appeal** by Diskin Enterprises care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C. Moneenageisha Road, Galway against the decision made on the 23<sup>rd</sup> day of May, 2017 by Westmeath County Council to refuse permission to the said Diskin Enterprises in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** (1) Sub division of existing retail unit 4D to accommodate additional first floor office space, (2) minor alterations to existing elevations to include additional windows and signage, (3) minor alterations to existing site layout to include additional car parking spaces, new entrance security gates and signage, and all necessary ancillary site works, all at Golden Island Retail Park, Carrick O'Brien Road, Golden Island, Athlone, County Westmeath.

### Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 zoning of the site as set out in the current Development Plan for the area, to the planning history of the wider retail warehouse park and to the nature, scale and location of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact upon the vitality and viability of the town centre, would not seriously injure the visual amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 27<sup>th</sup> day of April, 2017 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. (a) The range of goods to be sold in the reduced Unit 4D shall be limited solely to 'bulky goods' as defined in the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April, 2012.
- (b) Unit 4E hereby permitted shall be limited to use for office purposes as defined in class 3 of Part 4 of Schedule 2 to the Planning and Development Regulations 2001-2017.

**Reason:** In order to prevent an adverse impact on the viability and vitality of the established retailing facilities within Athlone town centre and so as not to undermine the retail hierarchy of Athlone.

3. Details of the proposed advertising signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

