



An
Bord
Pleanála

Board Order PL 12.249020

Planning and Development Acts 2000 to 2017

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.17/99

Appeal by Avant Ireland Property S.A.R.L care of Tony Bamford Planning of 127 Lower Baggot Street, Dublin against the decision made on the 12th day of July, 2017 by Leitrim County Council to refuse permission for the proposed development.

Proposed Development: Construction of a two storey, licenced foodstore with ancillary off-licence sales, measuring 2,874 square metres gross internal area and 1,684 square metres of net sales space; the provision of one free standing totem sign, one poster display board, three number external wall signs and two other external signs; trolley bay shelter; the provision of external car parking and cycle parking; the provision of a vehicular and pedestrian access via the Circular Road and the provision of boundary treatments, retaining walls, hard and soft landscaping, lighting, connections to drainage and water services and all other ancillary site and associated development works including the creation of a flood compensation area all on a site of 1.0 hectare on lands bounded by the N4 and Circular Road in the townlands of Attifinlay and Attyrory, Carrick-on-Shannon, County Leitrim.

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

1. Having regard to the nature of the proposed development for the relocation of an existing retail foodstore to a new location on a greenfield site that is liable to flooding, to the level of retail vacancy in Carrick-on-Shannon (east and west of the river), and the absence of a robust and comprehensive proposal for an alternative use for the store at Cortober, the Board is not satisfied that the proposed development would not result in planning blight at this location or would not result in an excessive provision of convenience retail space in excess of the retail requirements as per the Leitrim County Retail Strategy 2015-2021, and therefore the proposed development would have a negative impact on the retail vitality and viability of Carrick-on-Shannon and would, therefore, be contrary to the proper planning and sustainable development of the area.

