



Planning and Development Acts 2000 to 2018

Planning Authority: Westmeath County Council

Planning Register Reference Number: 17/6259

APPEAL by Rustic Oil Products care of J.A. Gorman of Unit 1, Block B, Forest Park, Mullingar, County Westmeath against the decision made on the 25th day of April, 2018 by Westmeath County Council to refuse permission to the said Rustic Oil Products.

Proposed Development (1) Demolish 17 square metres of existing front projecting bay windows and construct a new glazed façade with return section at the east facing façade. (2) Alter internal layout to include adjustments to the 100 square metres retail space, service area, seating, food preparation areas, stores, office space, toilets and removal of the existing first floor storage areas. (3) Associated alterations to the external facades including adjusting service and fire exits. Also relocate the boiler compartment. (4) New signage. (5) Decommission and remove the existing oil storage tanks and bunded walls to the rear of the premises and provide new replacement underground tanks. (6) All associated works including adjustment to drainage and parking. All at 16 Lynn Business Park, Mullingar, County Westmeath, as revised by the further public notice received by the planning authority on the 29th day of March, 2018.

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 retail policies, as set out in the Mullingar Town Development Plan 2014-2020, in particular policies P-RET1, P-RET3 and P-RET6, and the level of retail floor space proposed in combination with the expanded café use, it is considered that the proposed development would seriously injure the vitality and vibrancy of the town centre retail core and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the floor space of the combined retail/café area would be of a scale that would not be consistent with the retail policies of the Development Plan and would adversely affect the town centre retail core.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019