

provision of a new roundabout access to the south-west of the site off L1121, new and amended internal distributor roads and associated footpaths, public realm upgrades to the existing shopping centre external environment, and all associated and ancillary works, including, landscape and drainage services, service yard to the rear (east) of the proposed extension including new substation, meter room and bin store, and new pedestrian link to Dublin Road, all on a circa 5.35 hectare site at Castletroy Shopping Centre, Dublin Road, Castletroy, County Limerick.

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:

- (a) the quantum of additional convenience and comparison retail floorspace proposed,
- (b) the designation of Castletroy Town Centre as a Tier 2 Level 2 centre in the retail hierarchy for the Limerick Metropolitan Area,

- (c) the proximity of the site to Limerick City Centre and it's primacy in the retail hierarchy,
- (d) the current provisions of the Retail Strategy for the Mid-West Region 2010 which requires that district centres maintain the role as primarily convenience goods and services centre and not develop into primarily comparison goods retail destinations, and
- (e) the policies and objectives of the Castletroy Local Area Plan 2018 which states that the retail floor space has reached its capacity and that the provision in the plan meets the demands of the resident population.

the Board is not satisfied that the proposed development would not have an adverse impact on the vitality and viability of the City Centre. The proposed development would, therefore, be contrary to the provisions of the relevant development plans for the area, to the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in 2012 and to the proper planning and sustainable development of the area.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.