



Planning and Development Acts 2000 to 2018

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 18/382

APPEAL by Coogee Park Limited care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 17th day of December, 2018 by Sligo County Council to refuse permission to the said Coogee Park Limited.

Proposed Development: Development consisting of change of use from existing retail warehouse, for the provision of nine number screen cinema with a total seating capacity of 637, concession area and a first floor access level and a 250.25 square metres extension to the rear service yard (gross floor area 1,620.6 square metres) to operate within the existing unit 2 including introduction of new entrance to the front of the building and five number emergency exits at ground floor level to the rear together with ancillary services, all at Unit 2, Cleveragh Retail Park, Cleveragh Drive, Cleveragh Demesne, Cleveragh, County Sligo.

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

It is the policy of the planning authority, as set out in section 5.2.1 of the Sligo and Environs Development Plan 2010-2016, to support the development of Sligo town centre as a hub for commercial activity through the provision of a diverse mix of uses, in particular of the retail and leisure type. This policy is considered reasonable. Having regard to the location of the site at a remove from the centre of Sligo town, in a location that is poorly served by public transport and walking and cycling facilities, it is considered that the proposed development would fail to consolidate the town centre, would fail to deliver synergies with town centre activities, would have a negative impact on the town centre's vitality and viability, and would be contrary to the provisions of the Sligo and Environs Development Plan 2010-2016 and the delivery of the National Strategic Outcomes of Project Ireland 2040 National Planning Framework which seeks to pursue a compact growth policy providing for sustainable well connected settlements.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.