



Planning and Development Acts 2000 to 2019

Planning Authority: Longford County Council

Planning Register Reference Number: 18/68

APPEAL by Liam Madden of Convent Road, Longford and by Others against the decision made on the 13th day of February, 2019 by Longford County Council to grant subject to conditions a permission to Atlantic Enterprises Limited care of McCarthy Keville O’Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway.

Proposed Development: Construction of (a) new vehicular entrance and egress roundabout to the N63 National Road (Ballinalee Road) and improvement works to the existing road network, (b) provision of a two-storey building with retail unit, roof top solar panels, a foodcourt and associated drive-thru, communal seating area, office, wc facilities, kitchen and food preparation and storage areas, storage, staff facilities, plant room, substation and associated illuminated signage (floor area: 1,280 square metres), (c) six number petrol/diesel filling pumps with overhead canopy, (d) two number illuminated totem pole with associated signage, (e) all associated site works including hard and soft landscaping, boundary treatment, car parking, HGV and Coach Parking, lighting, electric car charging points, cycle stands, HGV refuelling point, fuel vents and underground fuel tanks at Lisnamuck, Ballinalee Road, Longford as amended by the revised public notices received by the planning authority on the 18th day of January, 2019.

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

The Ministerial Guidelines “Spatial Planning and National Roads Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in January, 2012 refer to Service Areas and in particular Roadside Service Facilities at Non-Motorway National Roads and Junctions, and state that, ‘facilities proposed for inclusion in service areas should be of a type that avoids the attraction of short, local trips, a class of traffic that is inconsistent with the primary intended role for motorways and other national roads and associated junctions in catering for strategic long-distance inter-urban and inter-regional traffic. Furthermore, to permit a service area to become a destination for local customers would be contrary to Government planning policy on retail and town centres as set out in Retail Planning Guidelines 2005. The consequence of this would be to threaten the viability of businesses in cities, towns or other local centres’.

Having regard to the scale and range of the proposed development and the location of the subject site at the edge of Longford Town, it is considered that the proposed development would attract short local trips, would become a destination in its own right, would compromise the role and function of the national road network in the vicinity of the site and would threaten the viability and vitality of Longford Town. The proposed development would, therefore, be contrary to the Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2019