



Planning and Development Acts 2000 to 2019

Planning Authority: Carlow County Council

Planning Register Reference Number: 18/433

APPEAL by Fairgreen Shopping Centre (Carlow) Limited care of Oriel Planning of 107A Blaney Road, Crossmaglen, Newry, County Down and by Thomas Thompson Holding Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 26th day of August, 2019 by Carlow County Council to grant subject to conditions a permission to the said Thomas Thompson Holdings Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission is sought for a retail development comprising one number retail comparison unit to be partially subdivided to serve two number retail comparison concessions (in accordance with the Retail Planning Guidelines 2012). Permission is also sought for a mezzanine level within this unit resulting in a retail development of total gross floor area 3,798 square metres. Permission is sought for associated elevational signage, utilisation of existing entrance to the retail park and extension of the existing entrance road to serve rear service yard containing delivery area and open plant areas, minor demolition/removal of part of the existing wall onto Hanover Road and the provision of one number new pedestrian access, reconfiguration and utilisation of existing car parking to

serve the proposed development with the provision of additional disabled and parent and child parking, bicycle parking, landscaping and all ancillary site and engineering works necessary to facilitate the development, all on lands at Carlow Retail park, Hanover, Carlow, County Carlow, as amended by the revised public notice received by the planning authority on the 28th day of March, 2019 which consists of an amended/revised Natura Impact Statement, one number retail comparison unit to be partially divided to serve one number retail comparison use and one number retail warehouse use (no change to total gross floor area), minor revisions to elevations/design of unit and revised/updated landscaping/engineering proposals/reports.

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 nature and extent of the proposed development, its location at a remove from the town centre outside of the Carlow Inner Relief Road, its lack of connectivity/pedestrian linkages to the town centre and to the provisions and objectives of the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018, the Carlow County Development Plan 2015-2021, the Carlow County Retail Strategy 2015, and the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2012, the Board is not satisfied, notwithstanding the town centre zoning of the site, that the proposed development would not have a detrimental impact on the vitality and viability of Carlow town centre and would not create an overly strong counter attraction to the town centre in terms of retail shopping, and considered, therefore, that the proposed development would 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 2020.