



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 19/1910

Appeal by Greenstream ULC care of MKO of Tuam Road, Galway against the decision made on the 19th day of March, 2020 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention and completion of a ground floor extension to an existing supermarket incorporating 64 square metres of the adjacent Unit 2 retail use at Supervalu, Loughrea Shopping Centre, Athenry Road, Cosmona Townland, Loughrea, County Galway, as revised by the further public notice received by the planning authority on the 2nd day of March, 2020.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. The extension to be retained and the existing supermarket shall be used and operated for supermarket purposes only and the overall floor space of the supermarket shall be divided between convenience and comparison goods as follows:
 - (a) Convenience retail sales space shall not exceed 1,711 square metres.
 - (b) Comparison retail sales space shall not exceed 243 square metres.
 - (c) The extension area and the existing supermarket shall be used and operated as a single retail unit, and no subdivision or change of use shall take place without a prior grant of planning permission.

Reason: To manage the layout and scale of the development in the interest of protecting the vitality and viability of the town centre.

Reasons and Considerations

Having regard to the nature and scale of the development proposed for retention and completion, to the planning history of the site and in particular the conditions attached to planning register reference numbers 08/2505 and 09/42, to the provisions of the Galway County Development Plan, 2015-2021, the Loughrea Local Area Plan, 2012-2018 and the “Retail Planning Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in April 2012, it is considered that condition number 3 of the planning authority’s decision is unwarranted and should be amended, as set out above, in order to manage the layout and scale of the development in the interest of protecting the vitality and viability of Loughrea’s town centre.

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.

Paul Hyde

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

Dated this day of 2020.