



Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Planning Register Reference Number: 19/333

APPEAL by Health Service Executive, University Hospital Galway care of MKO of Tuam Road, Galway against the decision made on the 12th day of June, 2020 by Galway City Council to grant subject to conditions a permission to Lidl Ireland GmbH care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo.

Proposed Development: The proposed development at the former Arch Motors premises comprising: the demolition of a portion of the existing two storey Arch Motors Premises (with attached/adjoining Monaghan's Westside Shop and Filling Station remaining in situ along with change of use of portion of Arch Motors premises to shop use); the construction of a single storey (with mezzanine plant deck) Licensed Discount Foodstore Supermarket (attached to Westside Shop) with ancillary off-licence sales measuring approximately 1,771 square metres gross floor space with a net retail sales area of approximately 1,193 square metres; and, the provision of associated car parking, free standing and building mounted signage, free standing trolley bay and enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, cycle parking, boundary treatments, revisions to existing vehicular and pedestrian

accesses and right turn lane on Seamus Quirke Road, revisions to existing filling station forecourt layout, drainage infrastructure and connections to services/utilities, demolition of two existing workshops to the rear of the premises, site clearance, and all other associated and ancillary development and works above and below ground level at the former Arch Motors premises, Seamus Quirke Road, Galway, as revised by the further public notices received by the planning authority on the 20th day of April, 2020.

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 policies and objectives of the Galway City County Development Plan 2017-2023, the Zoning Objective CI for the site to provide for enterprise, light industry and commercial uses other than those reserved for the City Centre zone, where there is a Specific Development Objective to consider only bulky goods retailing and local retailing needs on the CI zoned lands at this location, where there is specifically no exception provided to allow for a foodstore at this location, to the Retail Strategy of the City Development Plan, the location of the site adjacent to Westside District Centre, and the nature and scale of the proposed development, it is considered that proposed development of a licensed discount foodstore supermarket on CI zoned lands located outside of the District Centre would be contrary to the zoning objective for the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020