



Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 20/589

Appeal by Wilsa Polish Goods Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 25th day of August, 2020 by Limerick City and County Council to refuse permission.

Proposed Development: (a) Retention of change of use of part of retail warehouse to a local shop (40 square metres), (b) retention of change of use from retail warehouse to a wholesale distribution warehouse (380.56 square metres), and (c) retention of external identification signage. The remaining 418.53 square metres will remain in retail warehouse use as approved, all at Unit 5 East Point Retail Park, Ballysimon Road, Limerick, County Limerick.

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 its out of centre location in East Point Retail Park, it is considered that the development proposed for retention, which includes the change of use from retail warehouse unit to wholesale/retail foodstore/distribution warehouse, is not in accordance with planning policy as per the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in 2012. The development proposed for retention would also be in conflict with the central key objective arising from the Retail Strategy for the Mid-West Region to support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres, and also Policy ED 13 of the Limerick City and County Development Plan 2010-2016, as extended, in this regard.

The proposed retention of use of this unit for the sale of non-bulky and unrestricted goods would cumulatively lead to the erosion of the Retail Park and would impact adversely on the vitality, viability, and cohesiveness of established district centres. The proposed retention of the development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2021.