



An
Bord
Pleanála

Board Order
ABP-310411-21

Planning and Development Acts 2000 to 2021

Planning Authority: Clare County Council

Planning Register Reference Number: 20/311

APPEAL by Aldi Stores (Ireland) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 17th day of May, 2021 by Clare County Council to refuse permission for the proposed development.

Proposed Development: Construction of a single storey discount foodstore (to include off-licence use) with a gross floor area of 1,837 square metres (net retail area 1,336 square metres) and a two-storey café/restaurant (circa 350 square metres) with terrace fronting onto the Airport Road. The development includes the erection of one number free-standing double-sided internally illuminated totem sign, five number internally illuminated gable signs (all elevations), one number internally illuminated, free-standing entrance sign and one number entrance glass sign. The proposed development will be served by 106 number car parking spaces (including five disabled spaces and two electric vehicle spaces). Vehicular/pedestrian access to the site will be provided from a new distributor and internal road layout served by a new entrance from the R471. The proposed development includes the construction of a single storey ESB substation, lighting, all landscaping (including boundary treatment), relocation of bus shelter (on Airport Road) and site development and drainage works on a site of circa 1.04 hectares located

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to the north of the Airport Road (R471), Tullyvarraga, Shannon, County Clare, as revised by the further public notices received by the planning authority on the 20th day of April, 2021.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the prominent location of the site in the centre of Shannon Town, the layout of the proposed development, the predominantly single storey form of the building and the overall design of the proposal, it is considered that the proposed development would fail to provide a satisfactory level of urban design and street frontage, height, presence and definition at this prominent urban street location on lands identified as the 'Central Area' and zoned 'Town Centre' as set out in the Shannon Town and Environs Local Area Plan 2012–2018 (as extended). Furthermore, the proposed development would not provide a strong relationship and linkages to its site context and to adjoining areas, including the adjacent future civic park directly east of the application site and identified as OS1 on the zoning maps. The proposed development would be contrary to Objective 5.9 of the current local area plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 21st day of Sept. 2022.