

Planning and Development Acts 2000 to 2021

Planning Authority: Westmeath County Council

Planning Register Reference Number: 21/234

APPEAL by Lidl Ireland GmbH care of Tony Bamford Planning of Airport Hub, Furry Park, Swords Road, Santry, Dublin against the decision made on the 24th day of June, 2021 by Westmeath County Council to refuse permission to Lidl Ireland GmbH.

Proposed Development The construction of a single-storey discount foodstore (with ancillary off-licence sales) of 2,494 square metres gross floor space; demolition of structures on site (including the dismantling and removal of the car sales showroom structure for reuse elsewhere); provision of 128 surface car parking spaces (including electrical vehicle charging spaces); reuse and minor adjustments to an existing northerly vehicular access and closure of the southerly vehicle access point; various pedestrian access points and boundary treatments (including a new pedestrian access point in the existing wall on the northern boundary of the site) and retaining structures; a new public plaza area fronting on to Dublin Road; cycle parking spaces; trolley bay enclosure (58 square metres); hard and soft landscaping, drainage and water services; roof plant including photovoltaic panels and all other ancillary and associated works, including ESB substation building (26 square metres). Signage on the proposed store and a "flagpole" sign. The proposed store would replace the applicant's existing trading store, located immediately to the

north-west of the application site. Site area is 1.06 hectares. All at Colm Quinn Motorstore, Athlone Business Park, Dublin Road, Athlone, County Westmeath.

Decision

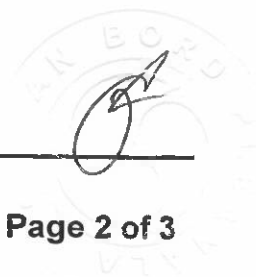
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

1. The proposed development, by reason of its scale and location removed from the town centre of Athlone and outside of any of the Local and Neighbourhood Centres identified in the retail hierarchy, as set out in the Athlone Joint Retail Strategy 2019 – 2026, would be contrary to the overall objectives of the Retail Strategy for the town, would have an adverse impact on the vitality and viability of the existing town centre, and would also be contrary to Section 4.4.2 of the Guidelines for Planning Authorities – Retail Planning, issued by the Department of the Environment, Community and Local Government in April 2012.



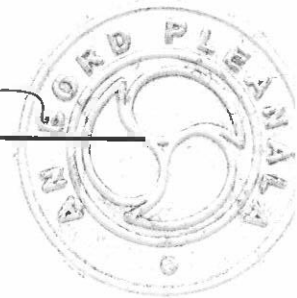
2. The proposed development, by reason of its scale and extent, would materially contravene the Enterprise and Employment zoning objective applying to the lands under the current Athlone Town Development Plan and would also be contrary to objective GR11 of the Athlone Joint Retail Strategy 2019 - 2026 which provides that, to limit the level of shopping and local services provision in existing industrial estates or business parks, stand-alone mainstream and discount convenience or comparison floorspace will not be permitted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

Member of An Bord Pleanála

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



Dated this 3rd day of FEBRUARY 2022.