

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 20/332

APPEAL by RGDATA of Ground Floor, 71 Lower Baggot Street, Dublin and by Tesco Ireland Limited care of Avison Young of 4th Floor, 2-4 Merrion Row, Dublin against the decision made on the 14th day of September, 2021 by Galway City Council to grant subject to conditions a permission to Aldi Stores (Ireland) Limited care of MKO of Tuam Road, Galway.

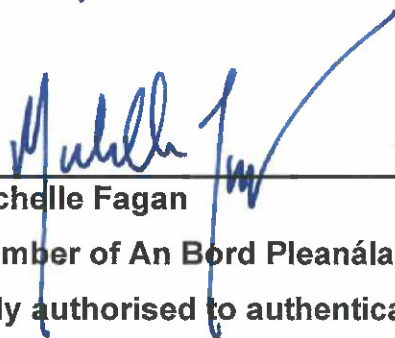
Proposed Development: Construction of a two-storey (above ground) discount foodstore (to include off-licence use) with a gross floor area of 2,019 square metres (net retail area: 1,254 square metres). The development includes the erection of two number free-standing double-sided illuminated signs, one number illuminated gable sign, one number entrance sign, one number external sculpture and the provision of roof-mounted solar panels. The proposed development will be served by 80 number car parking spaces provided at surface level and in a basement car park. The proposed development also includes for the provision of a bus stop and pedestrian crossing, removal of existing boundary wall as well as all landscaping, boundary treatments and site development works, connection to existing services and all other works necessary to facilitate the proposed development, all at Monivea Road, Galway.

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 policies and objectives of the Galway City Development Plan 2017-2023 and, in particular, to the site location which is outside of a designated District Centre or Neighbourhood Centre and which is subject to the zoning objectives 'I' which provides for industry and enterprise uses and 'CI' which provides for enterprise, light industry and commercial uses other than those reserved for the city centre zone and, where there is a specific policy objective within the development plan to consider only bulky goods retailing and local retailing needs and where there is an exception provided which would allow for food store development on specific sites at Briarhill, the Board is not satisfied that the scale of the retail development proposed would be in accordance with the provisions of Section 11.2.6 of the development plan, or with the Retail Hierarchy as set out in the development plan and considers that the proposed development would materially contravene the development objectives for the lands 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 8th day of November 2022.