

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 21/299

APPEAL by Lidl Ireland GmbH care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 2nd day of November, 2021 by Galway City Council to refuse permission.

Proposed Development: Permission for development for a Local Retailing Supermarket (with ancillary off-licence sales) and Retail/Commercial Unit 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 (approximately 31 square metres) of Arch Motors Premises to shop use); The construction of a single storey (with mezzanine plant deck) part flat part mono-pitch roofed Local Retailing Supermarket (attached to Westside Shop and Retail/Commercial Unit) with ancillary off-licence sales measuring approximately 1,606 square metres gross floor space with a net retail sales area of approximately 950 square metres; The construction of a single storey Retail/Commercial Unit measuring approximately 226 square metres (attached to supermarket) and the provision of car parking enclosure; free standing trolley bay and enclosure, cycle parking and sub-station building; Public lighting, hard and soft landscaping, boundary treatments; Revisions to existing vehicular and pedestrian accesses, existing filling station forecourt layout and right turn lane on Seamus Quirke Road; Drainage infrastructure and connections to services/utilities; Demolition of existing workshops and

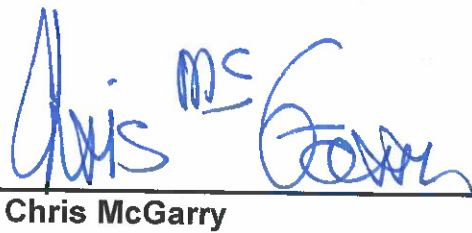
outbuildings to the rear of the premises and site clearance; Free standing and building mounted signage, roof mounted refrigeration and air conditioning plant and equipment; Internal dividing walls and all other associated and ancillary development and works above and below ground level at Former Arch Motors premises, Seamus Quirke 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 the policies and objectives of the Galway City Development Plan, 2017-2023 , the 'C1' zoning objective for the site to provide for enterprise, light industry and commercial uses other than those reserved for the City Centre zone and, where there is a Specific Development Objective to consider only bulky goods retailing and local retailing needs on the C1 zoned lands at this location, and where there is specifically no exception provided to allow for a food store at this location; to the Retail Strategy of the City Development Plan, the location of the site adjacent to Westside District Centre, and to the nature, scale and extent of the proposed development, it is considered that the proposed development on C1 zoned lands located outside of the District Centre, would be contrary to the zoning objective for this area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 5th day of July 2022

