

An
Bord
Pleanála

Board Order ABP-318717-23

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 23/60138

Appeal by MCS River Village Limited care of Tony Bamford Planning of Sky Business Centre, Clonsaugh Business and Technology Park, Clonsaugh, Dublin against the decision made on the 21st day of November, 2023 by Roscommon County Council to refuse permission.

Proposed Development: Construction of a single-storey supermarket with an ancillary off-licence sales area. This will include the revision of the existing vehicle entrance and pedestrian entrance, the provision of surface level car parking spaces (including electrical vehicle charging spaces and the prewiring of other spaces (to accommodate future EV parking), cycle stands, trolley bay, hard and soft landscaping, ESB substation building, site lighting, external mechanical plant area, external bin compound area, roof mounted photo voltaic panels, advertising signage including a “flagpole sign”, retaining walls and all associated site works. The development includes all site engineering works, drainage, water supply and SuDS works, all on a greenfield site of .914 hectares on lands to the south of T-junction on the R362 and immediately south of the Joe Duffy Car Showroom, L-7596-0, Monksland, Athlone, County Roscommon.

Decision


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

Reasons and Considerations

The proposed development would be contrary to policy objectives in the Roscommon County Development Plan 2022-2028, particularly place making, consolidation, and connectivity. The proposed layout is car dominated, would lack a distinctive sense of place, and would not contribute to consolidation of the built-up area. The building design at this prominent location would not enhance its setting or contribute to enhancing the vibrancy of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority that the design, layout and siting of the proposed development is not in accordance with the Roscommon County Development Plan 2022-2028, specifically Placemaking, Policy Objective TV 4.1, and Economic Development Policy Objective ED 6.14 which promotes consolidation and the creation of a high quality built environment with a distinctive sense of place, nor the policies pertaining to consolidation to encourage the use of public transport, cycling and walking in Chapter 7 of the development plan. Neither is the proposed development in accordance with the Roscommon County Development Plan 2022-2023 Retail Strategy which emphasises consolidating retail and creating a sense of place and focus in the area. The Retail Strategy, Section 4.5, District Centres, references the Athlone Joint Retail Strategy 2019-2026 and states it in conjunction with the Monksland Bellanamullia (Athlone West) Local Area Plan 2016-2022 requirements for the lands identified as District Centre in the Local Area Plan continue to apply until a joint Local Area Plan for Athlone is prepared.

The Board noted that development on adjoining lands was permitted prior to the current policy being adopted and, therefore, should not be considered to provide a precedent for future development.



Mary Henchy

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

Dated this 26th day of July 2024.