

Your Ref: Draft Mayo CDP

26th April 2022

Forward Planning
Mayo County Council
Aras an Chontae
The Mall
Castlebar
Co. Mayo
F23 WF90

Dear Sir/Madam,

RE: Proposed Material Amendments to the Draft Mayo County Development Plan 2021-2027

This submission has been prepared by Avison Young on behalf of Tesco Ireland Limited, Gresham House, Marine Road, Dún Laoghaire, Co. Dublin in response to the publication of the Proposed Material Amendments to the Draft Mayo County Development Plan (hereafter "Draft Mayo CDP"). Tesco Ireland, being one of the primary convenience retailers in Mayo, welcomes the opportunity to make a further submission in response to the Proposed Material Amendments to the Draft Mayo CDP.

We take this opportunity to highlight the importance of convenience retail facilities in Mayo and request that Mayo County Council includes appropriate retail policies and land use zoning objectives in the Development Plan that will protect the important function of these retail facilities as urban areas continue to expand over the plan period.

Zoning of Tesco Store, Claremorris Road, Ballinrobe

We take the opportunity to highlight that a submission was made on the Draft Mayo CDP on behalf of Tesco Ireland Limited by Avison Young highlighting the current zoning of the Ballinrobe store under 'Enterprise and Employment'. It was requested that the Local Authority review the zoning objective at the Tesco Claremorris Road site, as the established retail offer at this site will potentially remain operating as a non-conforming use, which will undermine the retail function of Ballinrobe. As contained within the Draft Mayo CDP submission, 4 no. options were presented to the Local Authority, to which the Local Authority availed of one of these options. We welcome the revision of proposed amendment No. CH 12.5, to amend 'Enterprise & Employment' under the Land Use Objectives Table 12.3 as follows:

“Light Industry, Warehousing (retail and non-retail), Major Offices, Business and Technology Units, Specialist Offices, R&D enterprises, car showrooms, light engineering works, wholesale and trade outlets, public utilities, petrol filling stations, builders providers, repair garages, civic amenity centres, agriculture outlets, distribution depots, heavy vehicle parks, workshops, tourism related development; along with uses that are considered ancillary to the aforementioned uses. Extensions to existing retail premises will be considered on a case-by-case basis”.

The above addition to the Draft Mayo CDP is welcome.

It is submitted that flexible zoning objectives should be provided at retail sites in order to ensure that retail facilities can continue to sufficiently provide for the needs of an expanding catchment area. We refer to the parent permission of the Tesco Ballinrobe store under Reg. Ref. 06910; ABP Ref. 223246. In particular, An Bord Pleanála (hereafter “ABP”) under the Board Order found that:

“the proposed development would be in accordance with the policies and provisions contained in the Retail Planning Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in January, 2005, the Retail Strategy for County Mayo adopted in 2002, would not adversely affect the vitality and viability of Ballinrobe Town Centre and would be acceptable in terms of traffic safety and convenience. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area”. (Avison Young emphasis added)

Permission was granted on the above justification. As a result, the Tesco store has been in operation at this site in Ballinrobe for approximately 10+ years and as such, sufficient time has passed wherein this retail use has been established at this location and through both the Local Authority and An Bord Pleanála was considered favourable, as per the reasons set out above.

Taking the above into account, it would be further welcomed if an additional amendment could be included as per the below during the finalisation to the Draft Mayo CDP:

*“Extensions to existing retail premises will be considered on a case-by-case basis, **taking into account established uses.**”*

This amendment would reflect the established use on site which has been found to not adversely affect the vitality and viability of Ballinrobe Town Centre by both the Local Authority and ABP.

Conclusion

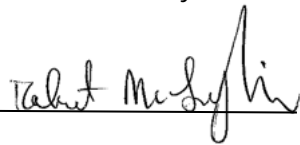
Our Client welcomes the publication of the Proposed Material Amendments to the Draft Mayo County Development Plan 2021-2027 and the opportunity to engage with the Local Authority in relation to the finalisation of the Plan.

Tesco Ireland is an established retail operator in the County and is committed to providing the best possible service to its customers. Tesco Ireland welcomes the addition of amendment No. CH 12.5; however, we would request that the Local Authority carefully considers the zoning objectives

set out as part of the Draft Development Plan and the potential impact these zoning objectives could have on important retail facilities in the future.

We trust that the matters outlined within this representation will be taken into consideration as part of the Proposed Material Amendments to the Draft Mayo County Development Plan 2021-2027. We are available for discussion on any of the matters referred to above and would also appreciate if you could confirm receipt of this submission by return.

Yours faithfully



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For and on behalf of Avison Young Planning and Regeneration Limited