



Board Direction

Ref: **PL06S.245836**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th April 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. The appeal site is located within the Ballyowen Castle shopping centre, and is subject to a Local Centre (LC) zoning objective, which seeks to protect, provide for and/or improve Local Centre facilities, as set out in the South Dublin County Council Development Plan 2010 - 2016. Having regard to the nature and scale of the proposed development, which is intended to serve a significantly wider catchment, it is considered that the proposed development would constitute a substantial overdevelopment of this local centre, and would seriously conflict with the zoning objective for the site. Furthermore, the development would involve the relocation of certain services from Lucan, which is a higher order urban centre having the function of a District Centre, and which is better served by public transport. The proposed development would, therefore, materially contravene the said objective of the Development Plan, would fail to respect the urban hierarchy of the area, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the extent of existing car parking serving the Ballyowen Castle shopping centre, the scale of loss of car parking spaces entailed by the proposed development, the significant level of car parking that would be required to serve the proposed development, and the failure to provide any new car parking, and notwithstanding the car parking available in the general area, or the reduction in scale of development proposed on appeal, it is considered that the proposed development would be seriously deficient in terms of car parking provision, would result in disorderly development, and traffic congestion in the shopping centre, and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board had serious concerns in relation to the level of overshadowing of the private rear amenity space serving houses to the east, but considered that this matter could otherwise have been addressed by means of condition.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 13th April 2016
Fionna O' Regan