



Board Direction

Ref: PL06S.247283

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd February 2017.

The Board decided to refuse permission by a majority of 6:3 generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

Liffey Valley Shopping Centre is designated a Level 2 Major Retail Centre in the Retail Strategy for the Greater Dublin Region 2008-2016 and this designation is echoed in the South Dublin County Development Plan 2016-2022. The proposed development, comprising leisure, entertainment, commercial and retail elements, is identified as forming part of the "retail core" of the Centre in the Liffey Valley Town Centre Local Area Plan 2008-2014 (extended to 2018) and would represent a significant extension to the existing facilities at the site.

It is considered that in the absence of a more fully developed and integrated public transport infrastructure for accessing the proposed development the private car will likely remain the most viable option for most users of the proposed development into the medium term. The references in the documentation to the current level of traffic congestion difficulties on both local roads and on adjacent national roads and at important junctions are noted.

It is considered that notwithstanding the strength of the planning policy support for the further expansion of the Liffey Valley Centre, as described above, and whilst acknowledging the quality of the design of the proposed development the Board is not satisfied, on the basis of the information submitted with the application and the appeal, that the proposed development will not have a negative impact on the operation and safety of the strategic road network in the area, in particular the N4 and M50 and important junctions, and on the local road network accessing the site,

thereby creating serious traffic congestion, and considers that the proposed development would be premature pending resolution of this matter. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

The Board also considered the documentation on file and the request for costs by An Taisce.

The Board made a determination to not award costs in accordance with the following Reasons and Considerations.

REASONS AND CONSIDERATIONS

Having regard to the nature of the application and of the appeal, the submissions made on file, the request made for costs, the provisions of Section 145 of the Planning and Development Act, 2000, as amended, and to the discretion afforded to the Board in this matter, it is considered that no particular circumstances apply that would justify the award of costs against the planning authority in this instance.

Board Member: _____ Date: 3rd February 2017
G.J. Dennison