

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0020

An Bord Pleanála Reference Number: PL 06S.245836

APPEAL by Ballyowen Castle Primary Care Centre Limited care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 5th day of November, 2015 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new Primary Health Care Centre, part four-storey and part three-storey, total floor area 2,918 square metres, comprising a Primary Care Team, Community Facilities and General Practitioners (GP) Surgeries. External works include a new exit to Castle Road, pedestrian access points from Castle Road and Shopping Centre car park area, a vehicular drop off area at the main building entrance facing Castle Road and alterations to existing surface car parking spaces, road layout and road improvements, 40 number cycle spaces, landscaping and all other ancillary works within the curtilage of a protected structure. All at the corner of Ballyowen Lane and Castle Road, Ballyowen Shopping Centre, Lucan, County Dublin.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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.

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

Dated this day of 2016.