

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16A/0027

An Bord Pleanála Reference Number: PL 06S.247283

APPEAL by The Moriarty Group care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin and by An Taisce of The Tailor's Hall, Back Lane, Dublin and by Hines Real Estate Ireland Limited care of GVA Planning and Regeneration Limited of Second Floor, Segrave House, 19-20 Earlsfort Terrace, Dublin against the decision made on the 22nd day of August, 2016 by South Dublin County Council in relation to an application by the said Hines Real Estate Ireland Limited for permission for development comprising of a 10 year permission for a mixed leisure, entertainment, commercial and retail extension to the existing Liffey Valley Centre in the form of three integrated structures organised around a large public plaza and pedestrian friendly east-west street with parapet levels varying between circa 15 metres and circa 18 metres above street level. The scheme provides for: (a) leisure arena (circa 10,567 square metres gross) designed for international standard ice related activities but also allowing the flexibility for other similar type events with the capacity to seat up to 2,500 persons, associated service, storage and changing facilities. A dance studio, gym and local community office are provided at ground level with direct access from the east-west street. A multi-functional open area is provided immediately east of the arena to accommodate occasional events, activities and coach parking; (b) a two to three-storey extension to the existing Centre (circa 51,545 square metres gross) providing for mixed leisure and entertainment units (circa 4,217 square metres gross), food/beverage units (circa 4,535 square metres gross), retail units (circa 29,732 square metres) and all ancillary space, circulation areas (circa 12,023 square metres gross) and a basement service area (circa 1,038 square metres gross). The main retail area will be anchored by two number stores over three floors (comprising a total of circa 13,993 square metres gross) located on either side of the public plaza. A local Garda office and affordable retail units are also provided in the main retail area; (c) a central public plaza fronting onto the

east-west street covered with a large glass canopy in the form of a curved gridshell structure. The structure will be the tallest part of the proposal at a height of circa 20 metres above street level. The food/beverage units are located around the Plaza at both ground and first floor levels; (d) a multi-storey car park over four levels (circa 1,820 number spaces with an area of circa 53,631 square metres) located east of the extension area and north of the leisure arena. 18 number mobility impaired surface spaces, approximately 180 cycle spaces and bus/taxi set down areas on the east-west street. Approximately 1,679 square metres of existing gross floor space is to be removed/demolished over ground and first floor to facilitate the extension. The proposal includes all associated service yards, plant and equipment, electricity substations, all utility connections and works, street lighting, signage, landscaping and boundary treatments. The proposal includes the construction of new toucan crossing points for pedestrians and cyclists at the western end of the east-west street to provide safe connection to the existing footpath and cycle network on Ascaill an Life (Ring Road around the Centre). A new roundabout is also proposed at the entrance to the multi-storey car park on the eastern boundary, all at lands adjacent to and south-east of Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin in accordance with the plans and particulars lodged with the said council (which decision was to grant subject to conditions permission for the construction of the leisure arena, multifunctional open space area east of the arena to accommodate occasional events, activities and coach parking, two to three-storey retail/commercial extension, central public plaza, demolition of existing floor space to accommodate proposed development and ancillary works and to refuse permission for the multi-storey car park over four levels, (circa 1,820 spaces with an area of circa 53,611 square metres) located east of the extension area and north of the leisure arena.

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

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, as extended 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. 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 have been considered and 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 with 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.

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

Dated this day of 2017.