

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: D16A/0096

An Bord Pleanála Reference Number: PL 06S.247331

APPEAL by Brid Ni Meachair of 183 The Avenue, Belgard Heights, Dublin and by Stephen Walker and Kevin Leydon care of 16 Kingswood View, Dublin against the decision made on the 2nd day of September, 2016 by South Dublin County Council to grant subject to conditions a permission to Lidl GmbH care of TBP Planning and Development Consultants of 127 Lower Baggot Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The demolition of existing structures and erection of a licensed discount foodstore with plaza and retail/café unit, at Belgard Inn, Cookstown Road and Old Belgard Road, Tallaght, Dublin. The development will consist of the demolition of the existing public house and adjacent multi-deck car park, and the development of a new mono-pitched, licensed, discount foodstore including ancillary off-licence use; creation of a single vehicular entrance and exit on the Cookstown Road, and an improved vehicular entrance and exit on Old Belgard Road; free standing and building mounted signage; refrigeration and air conditioning plant and equipment; car park and bicycle parking; trolley bay, external bin storage, hard and soft landscaping, with services to connect to existing connections and all other ancillary and associated site development works (including any retaining structures) above and below ground level to complete the development. In addition, the development includes a new plaza and retail/café building at the corner of Cookstown Road and Old Belgard Road. The proposed development also includes improvements to the footpaths and additional crossing points on the Old Belgard Road.

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. Having regard to the policies and objectives of the South Dublin County Council Development Plan 2016–2022 in relation to the development of Local Centres, it is considered that the proposed development, would not provide an appropriate mix, range and type of uses to serve the requirements of the local catchment population. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the planning history of the site, it is considered that the proposed development, by reason of its standardised design approach fails to provide a satisfactory level of urban street presence which would allow for passive surveillance and enliven the streetscape at this prominent junction. Furthermore, the proposed development, by reason of its location on site at a remove from the junction of the Belgard and Cookstown Roads and with a wide expanse of visually prominent surface car parking area facing Cookstown Road and the wider public realm, represents a poor quality of urban design at this designated local centre which requires a more robust and defined built form. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of the area and 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 2017.