



An  
Bord  
Pleanála

## Board Order PL 29N.248882

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4248/16**

**Appeal** by Denis and Maureen Dunne and others care of 12 Home Farm Park, Drumcondra, Dublin and by others against the decision made on the 21<sup>st</sup> day of June, 2017 by Dublin City Council to grant subject to conditions a permission to Lidl Ireland GmbH care of McCutcheon Halley Chartered Planning Consultants of Kreston House, Arran Court, Arran Quay, Dublin.

**Proposed Development:** Demolition of the existing buildings on site and the construction of a part two, part three-storey mixed use building with a maximum height of circa 14.4 metres and with a gross floor area measuring circa 5,542 square metres comprising a supermarket and an office; proposals comprise the demolition of the existing motor services and repairs garage (circa 588 square metres) and the existing crèche facility (circa 761 square metres); at ground floor level, the proposed development will comprise undercroft parking with associate circulation and service set down areas, trolley bays, entrance lobby area, delivery lobby area, plant and waste collection areas; first floor level will comprise a supermarket (net retail sales area circa 1.395 square metres) with ancillary off-license (circa 80 square metres)

and ancillary circulation, storage, staff and customer space. Second floor level comprises an office unit (circa 573 square metres) with associate reception w/c facilities, staff welfare areas associated with the supermarket unit on first floor level, plant room and circulation space. Proposals provide for a:- a new vehicular and service access/egress (circa 7.5 metres in width) at the southern end of the frontage off Drumcondra Road Upper to undercroft car parking (37 number spaces including four number disabled spaces and bicycle parking (16 number spaces); advertising signage including two number wall mounted internally illuminated signs (two by five square metres) and wall mounted externally illuminated lettering sign (circa 0.9 square metres), hard and soft landscaping, connections to drainage and water services and all ancillary site development works; all at 25-27 Drumcondra Road Upper, Drumcondra, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the existing pattern and form of development in the area, it is considered that the proposed development, by reason of its design, scale, mass and position within the streetscape, would provide an inappropriate urban design response to the site which would be visually obtrusive and incongruous in the streetscape, would detract and infringe upon the established building line in the vicinity of the development and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of                                  2017**