



An
Bord
Pleanála

Board Order
PL 91.248965

Planning and Development Acts 2000 to 2017

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/60

Appeal by Lidl Ireland GmbH care of The Planning Partnership of The Coach House, Dundanion, Blackrock Road, Cork and by Tesco Ireland Limited care of GVA Planning of Second Floor, Seagrave House, 19-20 Earlsfort Terrace, Dublin against the decision made on the 5th day of July, 2017 by Limerick City and County Council to grant subject to conditions a permission to the said Lidl Ireland GmbH in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of one number building and ancillary structures (totalling 3,308.5 square metres gross floor area) comprising the existing Childers Road Lidl Licenced Discount Foodstore unit and disused bulky goods retail unit (former Chadwicks Builders Providers), and the construction of a new mono-pitched Licenced Discount Foodstore with ancillary infrastructure (all totalling 2,871 square metres gross floor area and ranging in height equivalent from one to two storeys) and associated site development works, all on site of approximately 1.28 hectares (comprising Childers Road Lidl Licensed Discount Foodstore and former Childers Road Punch's Cross Road Chadwicks builders Providers) at Childers Road and Rosbrien Road, Limerick. The construction of the proposed new Licenced Discount Foodstore (2,838 square metres gross floor area comprises: a retail sales area with ancillary off-licence use (net retail sales area of 1,690 square metres), entrance area, bakery, public facilities (including lobby and toilets), office, plant room, storage

(including cold storage), delivery area, stairs and lift to first floor, all at ground floor level; staff welfare (including toilets, changing rooms and staff room), roof terrace, office, IT room, internal plant room and stairs and lift from ground floor, all at first floor level; corporate signage consisting of two number building mounted corporate internally illuminated signs, three number free standing internally illuminated totem pole signs, three number wall mounted corporate internally illuminated poster panel display, one number wall mounted externally illuminated information display board, two number finger post directional signs; one number trolley bay covered structure (33 square metres gross floor area); 164 number surface car parking spaces (nine number disabled, five number parent and child, and 150 number regular); 29 number bicycle parking spaces; primary vehicular and pedestrian access to the development will be via the existing enhanced site entrance from Rosbrien Road and a repositioned enhanced site entrance from Childers Road; and boundary treatments; hard and soft landscaping, services (including one number below ground attenuation tank) and all other ancillary and associated site development works above and below ground level.

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

1. The proposed development, by reason of the extent of the net retail floorspace proposed, would significantly exceed what exists as a “non-conforming” use on this site at present and would materially contravene the zoning objective for the site - “To protect, provide for and/or improve the retail function of local centres and provide a focus for local centres”, and, in particular, would significantly exceed the identified cap of 400 square metres on anchor units within such centres.
2. The level of signage proposed is excessive for a store of this size, which is to replace an existing store, which has been on this site for a considerable length of time. Having regard to the zoning of the site for “Local Centre” uses and the rationale of the zoning, to serve local needs, the level of signage proposed would be contrary to the zoning and would seriously detract from the visual amenities of the area.

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

Dated this day of 2018