



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/997

APPEAL by Lidl Ireland GmbH care of The Planning Partnership of The Coach House, Dundanion, Blackrock Road, Cork against the decision made on the 21st day of December, 2017 by Limerick City and County Council to refuse permission to the said Lidl Ireland GmbH.

Proposed Development Construction of a new replacement mono-pitched licenced discount foodstore with ancillary infrastructure (all totalling 2,563 square metres gross floor area and ranging in height equivalent from one to two storeys) at a location to the rear of the current Lidl Foodstore, comprising: a retail sales area with ancillary off-licence use and bakery (total net retail sales area of 1,421 square metres), entrance pod, public facilities (including lobby and toilets), staff facilities (including lobby, office, meeting room, canteen, showers and toilets), storage (including cold storage), plant room and delivery area (all totalling 2,521 square metres gross floor area); corporate signage consisting of two number building mounted corporate internally illuminated signs, one number free-standing internally illuminated totem pole sign at entrance, three number wall mounted externally illuminated poster panel display boards, one number wall mounted externally illuminated information display board; and one number trolley bay covered structure (42 square metres gross floor area). Extension of the ground floor of the existing Lidl Licenced Discount Foodstore into the existing trolley bay area and

construction of a new first-floor mezzanine with internal stairs connecting from ground floor (increasing the overall gross floor area of the building from 1,460 square metres to 1,933 square metres), provision of additional glazing along the south elevation (existing trolley bay area), provision of three number additional fire exits with the existing eastern elevation. Change of use of the existing Lidl Foodstore building from a licenced discount foodstore to a leisure centre, the subdivision of the building into two number leisure centre units (Unit A of 1,458 square metres and Unit B of 474.5 square metres) and the provision of new glazed entrances and associated signage to both Leisure Centre Unit A and Unit B. Primary vehicular and pedestrian access is to be maintained via the existing enhanced Dublin Road access, while an additional dedicated pedestrian access is to be provided from the Dublin Road. A revised car parking layout to serve the overall development is proposed totalling 271 number surface car parking spaces (comprising of 14 number disabled, six number parent and child and 251 number regular), 14 number motorcycle and 75 number bicycle parking spaces, with associated 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, all at Dublin Road, Newcastle, Castletroy, Limerick.

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 nature and scale of the development proposed, including the quantum of car parking, to the location of the site outside of the designated 'core shopping centre boundary', for Castletroy, as designated in the Mid -West Retail Strategy 2010-2016, which forms part of the Limerick County Development Plan 2010-2016, to the retail hierarchy, as set out in the current Development Plan for the area, and to the "Retail Planning Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in 2012, it is considered that the development, as proposed, would be premature in the absence of a masterplan for the area and contrary to the retail policies, as set out, in the Castletroy Local Area Plan 2009-2016 and taken in conjunction with the adjoining permitted development, would negatively impact upon the vitality and viability of retail development in the city centre of Limerick and within the Castletroy Town Centre and would consequently be contrary to the Retail Planning Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.