

Board Order ABP-302671-18

Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 18/717

APPEAL by UGP Castletroy Shopping Centre Limited care of Virtus Project Management of 5th Floor, The Glasshouse, 11 Coke Lane, Smithfield, Dublin against the decision made on the 4th day of September, 2018 by Limerick City and County Council to refuse permission.

Proposed Development: A part single part two-storey extension to the south of the existing shopping centre comprising an overall total of 7,376 square metres gross (excluding the floorspace associated with a decked car park), and comprising of two number anchor retail units (a convenience retail unit of 1,430 square metres gross and a retail warehouse unit of 2,317 square metres gross), 10 number comparison retail units with a total gross floor area of 1,258 square metres gross, four number retail services units with a total gross floor area of 721 square metres, all at ground floor level, and one number café/restaurant unit with a gross floor area of 550 square metres located at first floor level. The new extension comprises circulation space of 1,100 square metres gross, 270 number existing surface car parking spaces will be removed to accommodate the proposed development. The development includes a three level (ground, first and second) two-storey car park to accommodate 607 number car parking spaces, plus an additional 97 number surface spaces. The proposed development provides an overall net gain of 434 number car parking spaces. The development also includes a closure of the existing T-junction access to the site from the L121 and the

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provision of a new roundabout access to the south-west of the site off L1121, new and amended internal distributor roads and associated footpaths, public realm upgrades to the existing shopping centre external environment, and all associated and ancillary works, including, landscape and drainage services, service yard to the rear (east) of the proposed extension including new substation, meter room and bin store, and new pedestrian link to Dublin Road, all on a circa 5.35 hectare site at Castletroy Shopping Centre, Dublin Road, Castletroy, County 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:

- (a) the quantum of additional convenience and comparison retail floorspace proposed,
- (b) the designation of Castletroy Town Centre as a Tier 2 Level 2 centre in the retail hierarchy for the Limerick Metropolitan Area,

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- (c) the proximity of the site to Limerick City Centre and it's primacy in the retail hierarchy,
- (d) the current provisions of the Retail Strategy for the Mid-West Region 2010 which requires that district centres maintain the role as primarily convenience goods and services centre and not develop into primarily comparison goods retail destinations, and
- (e) the policies and objectives of the Castletroy Local Area Plan 2018 which states that the retail floor space has reached its capacity and that the provision in the plan meets the demands of the resident population.

the Board is not satisfied that the proposed development would not have an adverse impact on the vitality and viability of the City Centre. The proposed development would, therefore, be contrary to the provisions of the relevant development plans for the area, to the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in 2012 and to the proper planning and sustainable development of the area.

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

Dated this day of 2019.

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