

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

17th May 2019

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| AN BORD PLEANÁLA | |
| LDG- | <u>01 6090-19</u> |
| ABP- | |
| 20 MAY 2019 | |
| Fee: € | <u>220</u> Type: <u>Charge</u> |
| Time: | <u>10:00</u> By: <u>Ray Red</u> |

Ref: Referral of S.5 Declaration – Whether signage at O'Donnells Total Health, Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18 is or is not development, or is or is not exempted development.

A Chara,

McCUTCHEON HALLEY Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin, D07 K271, have been instructed by our client, Lidl Ireland GmbH, Main Road, Tallaght, Dublin 24, to refer the attached decision from Dun Laoghaire Rathdown County Council (DLRCC) to An Bord Pleanála for determination. The planning authority have determined the erection of the 2 No. pharmacy signs is **development** and is **not exempted development**, see Appendix I.

A copy of the supporting documents submitted to DLRCC are included, see Appendix II.

The site is part of a larger site in respect of which development was granted by the Board on appeal Ref. PL06D.249380

The subject signage is for 2 No. pharmacy signs (each 750mm x 500mm) are on the northern and southern elevations of the recently constructed pharmacy approved by the Board.

DLRCC refer to the condition 5 (b) of the Board's decision which states:

"no additional advertisements, advertisement structure, freestanding sign, or other projecting elements including flagpoles and banners, shall be erected or displayed on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission".

The purpose of exemptions is to avoid controls on developments of a minor nature, and it is submitted that the subject signage is such a type of development.

The stated reason for the condition is 'in the interest of visual amenity' – the sign on the northern elevation faces into the under construction development and the sign on the southern elevation faces on to Corbawn Lane; both signs are small and unobtrusive and when the development is complete, the planting, and erection of more retail signage will assist in the pharmacy signs integrating into the surrounding context.

MH Planning believe the spirit of Condition 5(b) was not intended to de-exempt the type of signage subject of this Section 5 Application referral and the provisions of exempted development are applicable.

www.mhplanning.ie

Please find enclosed:

- The fee of €220;
- Appendix 1 – a copy of the decision from DLRCC
- Appendix 2 – a copy of the Section 5 application made to DLRCC
- 1 no. Site Location Map with site clearly outlined in red;
- 1 no. Site Layout Plan;
- 1 no. Scale Floor Plan and Elevation.

We trust that all is in order and look forward to your response.

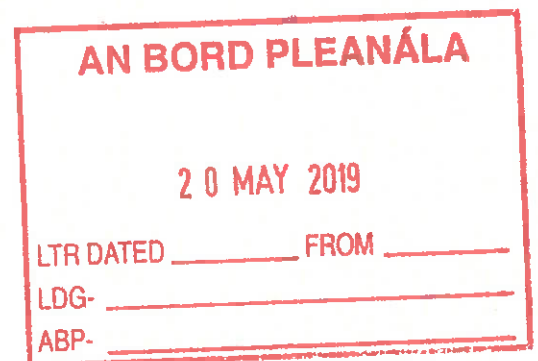
Is mise, le meas,



Tom Hennessy

McCutcheon Halley Chartered Planning Consultants

cc. Lidl Ireland GmbH.





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AN BORD PLEANÁLA
5 0 MAY 2018
LTR DATED _____ FROM _____
EDG- _____
ABP- _____

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Planning Department
Rannóg Pleanála
Sharon O'Neill
Asst. Staff Officer
Direct Tel: 01 2047240
Fax: 01 280 3122

McCutcheon Halley
Chartered Planning Consultants
Kreston House,
Arran Court, Arran Quay,
Dublin, D07K271

10th May, 2019

Reference No. Ref2719
Application Type: Development and Exempted
Development - Section 5, Planning &
Development Act, 2000, (as amended)
Registration Date: 15-Apr-2019
Location: Shankill Shopping Centre, Corbawn Lane,
Shankill, Dublin 18
Development Works: Erection of 2 No. Pharmacy signs at O'Donnells
Total Health, Shankill Shopping Centre, Corbawn
Lane, Shankill, Dublin 18

NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

In pursuance of its functions under the Planning & Development Act, 2000 (as amended), Dun Laoghaire Rathdown County Council has, by Order No. 32/19 dated 10th May, 2019 decided to issue a Declaration that the erection of 2 No. Pharmacy signs at O'Donnells Total Health, Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18:

- Under the provisions of Section 3(1) of the Planning and Development Act 2000 (as amended) the works proposed IS DEVELOPMENT,

and

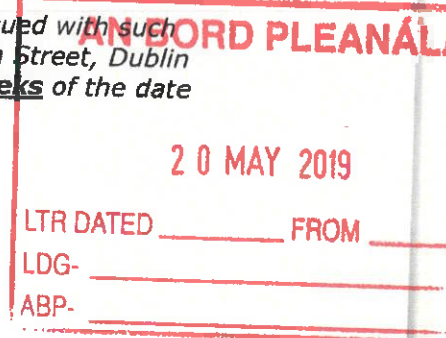
- Under the provisions of Article 9(1)(a)(i) of the Planning and Development Regulations, 2001 (as amended), the proposed development IS NOT EXEMPTED DEVELOPMENT.

Date of issue: ----10/05/2019.

Signed: 
Senior Executive Officer.

NOTE: Where a Declaration is issued under Section 5, any Person issued with such a Declaration, may, on payment to An Bord Pleanála, 64, Marlborough Street, Dublin 1, of a fee of 220 euro, refer the Declaration for review, **within 4 weeks** of the date of issue of the Declaration.

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No. Ref 32/19

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 PLANNING AND DEVELOPMENT ACT 2000 (as amended)

Reference No.: Ref2719

Applicant: Lidl Ireland GmbH

Registration Date: 15-Apr-2019

Location: Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18

Agent: McCutcheon Halley Chartered Planning Consultants, McCutcheon Halley, Kreston House, Arran Court, Arran Quay, Dublin, D07K271

Description of Works: Erection of 2 No. Pharmacy signs at O'Donnells Total Health, Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18

Report:

Declaration pursuant to Section 5 of the Planning and Development Act 2000 (as amended) in respect of:

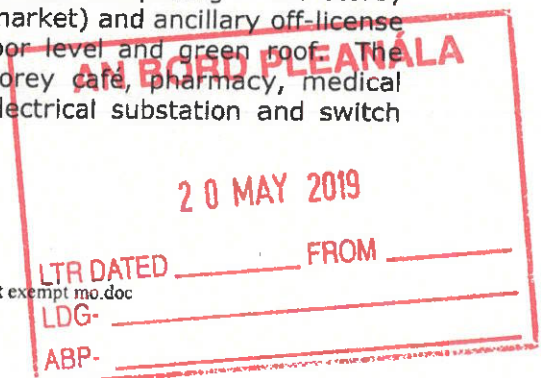
- **Erection of 2 No. Pharmacy signs**

Located at:

- **O'Donnells Total Health, Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18.**

Relevant Planning History:

D17A/0426 / PL06D.249380 - Permission GRANTED by Dún Laoghaire-Rathdown County Council and on appeal to An Bord Pleanála for the demolition of an existing building and the construction of a mixed-use development comprising a two-storey building to accommodate a discount foodstore (supermarket) and ancillary off-license at first floor level, undercroft parking at ground floor level and green roof. The proposal also includes the construction of a two-storey café, pharmacy, medical centre, a single-storey crèche and a single-storey electrical substation and switch room building.



No. Ref 32/A

Dún Laoghaire-Rathdown County Council

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Of note is condition No. 5 issued by An Bord Pleanála, which states:

"5. (a) Advertisement and corporate signage shall be as shown on the drawings submitted to the planning authority on the 18th day of August 2017, except that the elevational signage on the northern (signage type number 5) and eastern elevation of the discount food store shall be omitted. The proposed signage to be fixed to the projecting canopies of the mixed use building shall be reduced to 3 number signs only. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) No additional advertisement, advertisement structure, freestanding sign, or other projecting elements including flagpoles or banners, shall be erected or displayed on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

(c) No external security shutters shall be erected on any of the commercial/retail premises unless authorised by a further grant of planning permission.

(d) No adhesive material shall be affixed to the windows or the shopfronts.

Reason: In the interest of visual amenity".

Relevant / Recent Enforcement:

ENF 6019 – Enforcement file opened 15/4/19 in relation to non compliance with Reg. Ref. D17A/0426 in that a projecting pharmaceutical sign has been installed and which was not approved within the referenced permission and which does not constitute exempt development.

Section 5 Declarations:

None located.

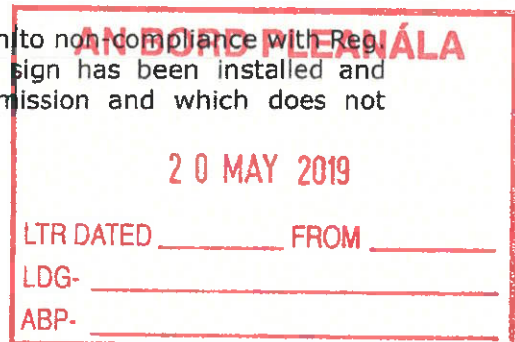
Proposal

This is a proposal for determination under Section 5 in respect of:

- Two projecting LED pharmacy 'cross' signs with stated dimensions of 750mm x 500mm.

Planning Comment

In assessing this Section 5 declaration, it is considered that the following Section of the Planning and Development Act 2000 (as amended) applies:



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Section 3(1) of the Planning and Development Act 2000 - 2012, states:

"In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land".

The proposed development involves the carrying out of works and is therefore considered to be development.

It is considered that the following sections of the Planning and Development Regulations 2001 (as amended) applies in this instance:

Article 5 'Interpretation for this Part', sub-section (1), which states:

(1) "In this Part—

...

"business premises" means—

(a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,

...

"excluded premises" means—

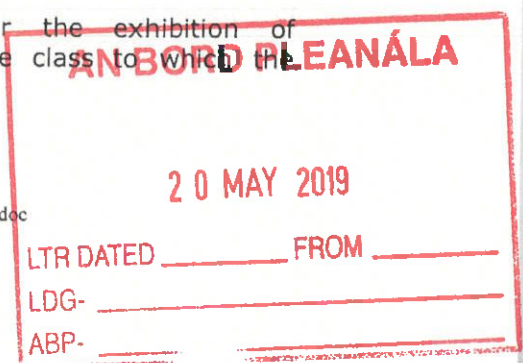
(a) any premises used for purposes of a religious, educational, cultural, recreational or medical character, ..."

Article 6 'Exempted Development', sub-section (2)(b)(i) and (ii) which states:

"(b) Subject to article 9, development consisting of the erection of any advertisement structure for the exhibition of an advertisement of any one of the specified in column 1 of Part 2 of Schedule 2 shall be exempted development for the purposes of the Act, provided that —

- (i) The area of such advertisement structure does which is used for the exhibition of an advertisement does not exceed the area, if any, specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1,
- (ii) the advertisement structure is not used for the exhibition of advertisements other than advertisements of the class to which the exemption relates, ...".

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Dún Laoghaire-Rathdown County Council

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Article 9 'Restrictions on exemption' sub-section (1)(a)(i) which states:

"(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act, ..."

Class 6 of Part 2, Article 6 'Exempted Development - Advertisements', which states:

"Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character, any guesthouse or other premises (other than a hotel) providing overnight guest accommodation or any public house, block of flats, club, boarding house or hostel, situated on the land on which any such advertisement is exhibited."

Subject to the following Conditions and Limitations:

1. "No such advertisement shall exceed 0.6 square metres in area.
2. No part of any such advertisement or an advertisement structure on which it is exhibited shall be more than 2.5 metres in height above ground level.
3. Not more than one such advertisement or, in the case of premises with entrances on different road frontages, one such advertisement for each such frontage, shall be exhibited in respect of any such premises."

Assessment:

The signage structures subject of this Section 5 Declaration are located on a Pharmacy and Medical Centre building, as permitted under Reg. Ref. D17A/0426 / PL06D.249380.

No projecting signage was proposed or permitted on this Pharmacy and Medical Centre building under Reg. Ref. D17A/0426 / PL06D.249380.

It is considered that:

- (a) The building to which the signs are located constitutes an 'excluded premises' as the use of the premises is medical in character. In this regard, it is considered that Class 6 of Part 2, Article 6 'Exempted Development - Advertisements' would normally only apply to such a building.

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- (b) Notwithstanding any exemptions normally afforded as set out under part (a) above, An Bord Pleanála attached a specific condition, No.5 (b) to Reg. Ref. D17A/0426 / PL06D.249380, which expressly prevents the erection of any "additional advertisement, advertisement structure, freestanding sign, or other projecting elements" unless a further grant of planning permission is acquired.

RECOMMENDATION

I recommend that Dún Laoghaire-Rathdown County Council advise the Applicant Lidl Ireland GmbH, Main Road, Tallaght, Dublin 24, D24 W672, that the erection of 2 No. Pharmacy signs at O'Donnells Total Health, Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18:

- Under the provisions of Section 3(1) of the Planning and Development Act 2000 (as amended) the works proposed IS DEVELOPMENT, and
- Under the provisions of Article 9(1)(a)(i) of the Planning and Development Regulations, 2001 (as amended), the proposed development IS NOT EXEMPTED DEVELOPMENT.


Administrative Officer.


Executive Planner.

ORDER

The issuing of a Declaration pursuant to Section 5 of the Planning & Development Act, 2000 (as amended), to the Applicant Lidl Ireland GmbH, Main Road, Tallaght, Dublin 24, D24 W672 that the erection of 2 No. Pharmacy signs at O'Donnells Total Health, Shankill Shopping Centre, Corbawn Lane, Shankill, Dublin 18:

- Under the provisions of Section 3(1) of the Planning and Development Act 2000 (as amended) the works proposed IS DEVELOPMENT,



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and

- Under the provisions of Article 9(1)(a)(i) of the Planning and Development Regulations, 2001 (as amended), the proposed development IS NOT EXEMPTED DEVELOPMENT.

Dated this 10 day of MAY 2019

J.J.B.
Approved Officer.

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 2214, dated 8/4/19, delegating to me all her powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.



**Dún Laoghaire-Rathdown County Council
APPLICATION FOR SECTION 5
Planning and Development Act 2000, (as amended)**

The purpose of a Section 5 of the Planning and Development Act 2000, (as amended), is to establish if a particular development is or is not an exempted development within the meaning of the Act.
If detailed information / drawings are not provided, we may not be in a position to make a decision.

NOTES:

- (a) Application **must** be accompanied by fee of €80.00
- (b) Application **must** be accompanied by 3 Copies of:
 - (1) site location map with site clearly outlined in red,
 - (2) site layout plan including **all** existing structures on site (this is required as conditions and limitations of exempted development include location of development and distances from site boundaries),
 - (3) scale floor plans and elevations (this is required as conditions and limitations of exempted development include height of structure and distances of windows from boundaries).
 - (4) Any other additional information so as to inform the decision.

**Forward your application to: Dún Laoghaire-Rathdown County Council,
Planning and Organisational Innovation, Registry and Decisions Section,
Marine Road, Dún Laoghaire, County Dublin.
Telephone: 01-2047240**

1. Applicant Details:

NAME OF APPLICANT: Lidl Ireland GmbH

ADDRESS OF APPLICANT: Main Road, Tallaght, Dublin 24

EMAIL ADDRESS: fergus.torpey@lidl.ie

TELEPHONE NO. Day: 045 440890 Mobile: 087 170 8525

2. Agent Details:

NAME OF AGENT: McCutcheon Halley Chartered Planning Consultants (Paula Galvin)

AGENT'S ADDRESS: Kreston House, Arran Court, Arran Quay, Dublin 7, D07 K271

TELEPHONE NO. Day: 01-8044477 Mobile: 086-2639050

3. Correspondence Details:

ADDRESS FOR CORRESPONDENCE (if different from above)

Same as above

4. Site Details:

LOCATION OF SUBJECT SITE:

Shankill Shopping Centre, Corbawn Lane, Dublin 18

Note: related to signage only - 2 No. 750mm x 500mm

| | | |
|---|---------------|-------|
| (a) area of site: (Total site area) | <u>10,200</u> | sq.m. |
| (b) floor area of existing extension(s) (if any): | <u>N/A</u> | sq.m. |
| (c) floor area of proposed development: (pharmacy only) | <u>142.2</u> | sq.m. |
| (d) area of rear garden remaining: | <u>N/A</u> | sq.m. |

Please state applicant's interest in this site: Owner

If applicant is not the owner of site, please provide name & address of owner: _____

Is the above site located within the curtilage of a Protected Structure or within a Candidate Architectural Conservation Area or Architectural Conservation Area?

Yes / No

If yes, has a Declaration under Section 57 of the Planning and Development Act 2000, (as amended) been requested or issued for the property by the Planning Authority?

Yes / No

5. Details of works (where applicable) or proposed development.
(Note: Only works listed and described under this Section will be assessed under this Section 5 application. Use additional sheets if required.)

Please see document attached

6. List of plans, drawings, etc. submitted with this application.

3 no. copies of Site location map - Drawing no. PA-001

3 no. copies of Site layout plan - Drawing no. PA-003

3 no. copies of Scale floor plans and Elevations - Drawing no.s

PA-103, PA-104, PA-105 PA-305, PA-306

7. Are you aware of any enforcement proceedings connected to this site? If so please supply details:

Note: Warning letter received from DLRCC on 6 March 2019 Ref: ENF 6019

8. Were there previous planning application/s on this site?



If so please supply details:

Please see document attached

Signed: _____ Date: _____

5. Details of works (where applicable) or proposed development.

(Note: Only works listed and described under this section will be assessed under this Section 5 application).

The works relate to the erection of 2 no. signs (each 750mm x 500mm) to the northern and southern elevations of the recently constructed pharmacy building at the Shankill Shopping Centre (ABP 06D.249380 Reg. Ref. D17A/0426).

The signage relates to 2 No. standard projecting pharmacy signs with built-in LED installed on the recently constructed O'Donnell's Total Health Care. One sign is erected over the Pharmacy's entrance which faces into the Shankill Shopping Centres site and the other is on façade that addresses Corbawn Lane, see Figure 1.



Figure 1 Standard Pharmacy LED Signage at O'Donnell's Total Health Care

The Planning and Development Regulations 2001, as amended that allow for certain developments to be deemed 'exempted development' subject to limitations was reviewed. In terms of the subject advertising Schedule 2, Part 2, Class 1 is relevant;

Advertisements (other than those specified in classes 2, 3 or 5 of this Part of this Schedule) exhibited on business premises, wholly with reference to the business other activity carried on or the goods or services provided on those premise

The limitations relevant to the subject site are;

1. *The total area of such advertisements exhibited on or attached or affixed to the front of any building on the premises shall not exceed an area equal to 0.3 square metres for every metre length of such front, less the total area of any such advertisements exhibited on the premises but not exhibited on or attached or affixed to a building, and in any event shall not exceed 5 square metres.*
2. *The total area of such advertisements exhibited on or attached or affixed to any face of a building on the premises other than the front thereof shall not exceed 1.2 square metres and the total area of any such advertisements on such face which are illuminated shall not exceed 0.3 square metres.*
- 4.(a) *No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height*
- 4.(b) *No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises shall be more than 4 metres in height above ground level.*
7. *Where any one or more such advertisements are exhibited on a swinging or fixed sign or other advertisement structure (other than a circular sign) projecting more than 5 centimetres from any external face of a building, the total area of such advertisements shall not exceed 1.2 square metres and the area of any face of any such advertisement shall not exceed 0.4 square metre*
8. *No such advertisement shall contain or consist of any symbol, emblem, model, logo or device exceeding 0.6 metres in height or any letter exceeding 0.3 metres in height.*

The signage fits within the definition of Class 1 and does not exceed the applicable limitations. The signage, is in our professional opinion exempted development.

The grant of permission (ABP 06D.249380 Reg. ref. D17A/0426) included 2 No. conditions that are relevant;

Condition 1 of the Grant of Permission states;

"The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the Planning Authority on the 18th day of August 2017 and as submitted to An Bord Pleanála on the 9th day of November 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity".

At the time of making the application, it was determined that the pharmacy signage is exempted development as set out above and so it was not included in the plans.

Condition 5(b) of the Grant of Permission states;

"No additional advertisement, advertisement structure, freestanding sign, or other projecting elements including flagpoles or banners, shall be erected or displayed on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the Interest of Visual Amenity".

There is a long-standing tradition of using projecting signs on pharmacies and this signage can be seen outside all pharmacies and indeed is a requirement for the Retail Pharmacy Businesses Regulations 2008.

The Pharmaceutical Society of Ireland is the regulator for the pharmacy industry in Ireland to facilitate compliance with Regulations 4 (1) and 4 (2) of the Regulation of Retail Pharmacy Businesses Regulations 2008 (S.I. No. 488 of 2008), they have published *Guidelines on the Premises Requirements of a Retail Pharmacy Business*. The guidelines require that;

“the pharmacy premises must be easily identifiable as a healthcare facility and must reflect the professional nature of pharmacy”.

Condition 5b essentially acts to de-exempt the normally exempted development as set out above. The purpose of exemptions is to avoid controls on developments of a minor nature, and it is submitted that the subject signage is such a type of development.

The stated reason for the condition is ‘in the interest of visual amenity’ – the sign on the northern elevation faces into the under construction development and the sign on the southern elevation faces on to Corbawn Lane; both signs are small and unobtrusive and when the development is complete, the planting, and the erection of more retail signage will all assist in the pharmacy signs integrating into the surrounding context.

MH Planning believe the spirit of Condition 5(b) was not intended to de-exempt the type of signage subject of this Section 5 Application and the provisions of exempted development are applicable.

8. Were there previous planning application/s on the site?

If so please supply details:

The Shankill Shopping Centre has been subject to various planning applications, including various change of use permissions; these are all listed in the table below.

| Reg. Ref. | Development Description | Decision Date | Decision |
|-----------|--|---------------|----------|
| YA/1175 | Shopping Centre to include shops, supermarket and banks (Applicant H. Williams) | 1983 | Granted |
| 92A/1465 | Retention of sign | 23-Oct-92 | Granted |
| D94A/0014 | Change of use to licensed premises and alteration to the exterior of the supermarket | 4-March-94 | Granted |
| D95A/0339 | Change of use to restaurant take-away at Unit 8 (Financial Services) | 2-Aug-95 | Granted |
| D95A/0309 | Covered storage compound to the existing service yard at rear | 15-Nov-95 | Granted |
| D00A/0620 | Retention of single storey extension to rear | 24-Aug-00 | Granted |
| D06A/1814 | Demolition of existing 2 storey derelict shop and dwelling and 3 no. 2 storey derelict dwelling houses and construction of a 3 storey over basement car park mixed retail and residential development to provide (1) Ground floor to consist of 3 no. retail units, (2) First floor to consist of 3 no. 2 bedroom apartments, 2 no. 2 storey 2 bedroom duplex units, 1 no. 1 bedroom apartment and landscaped semi-private open space, (3) Second floor to consist of 3 no. 2 bedroom and 1 no. 1 bedroom apartments with external terrace. The total no. of apartments to be provided is 10. (4) Basement to consist of 15 no. car parking spaces with ramp access off Stone bridge Close (5) Site development works including the provision of 14 no. off street surface car parking spaces. | 09-Feb-07 | Refused |
| D13A/0146 | Permission for development consisting of 1) single storey extension into the service yard that increases the Supermarket element to 1636m ² gross/1178m ² net; 2) change of use of previously existing public house (vacant) of 411m ² to Supermarket use (included in areas at (1) above; | 18-Oct-13 | Granted |
| ABP | | | |

| | | | |
|---------------|---|------------|------------------------------------|
| PL06D. 242699 | 3) omit existing retail unit no. 4 to form new Supermarket entrance along with infill of part of yard/passageway of 122m ² as common facilities; 4) amalgamation of existing units 2 & 2A to form enlarged Pharmacy; 5) subdivision of existing unit no. 3 into 2 smaller units; 6) reconfigured service yard; 7) infill of existing window/door openings (former public house) and re-rendering all walls; 8) refurbishment of roofs including regularisation of fascia signage; 9) creation of new vehicular entrance (in only) from Corbawn lane; 10) addition of new internal road within the site and standardisation of parking provision with increase to 116 no. spaces; 11) replacement of existing boundary wall on Shanganagh Road and Beechfield Manor with stainless steel railings; 12) Two no. signage totems - one to each end of the Shanganagh Road frontage; 13) Three no. flagpoles and 14) all site development works, hard and soft landscaping | | |
| 14/8030/7DAY | 7 Day Notice: Extension and refurbishment of existing single storey shopping centre. | 04-Apr-14 | Grant Fire Certificate |
| D13A/0146/C1 | Compliance re condition no. 8. Permission for development consisting of 1) single storey extension into the service yard that increases the Supermarket element to 1636m ² gross/1178m ² net; 2) change of use of previously existing public house (vacant) of 411m ² to Supermarket use (included in areas at (1) above; 3) omit existing retail unit no. 4 to form new Supermarket entrance along with infill of part of yard/passageway of 122m ² as common facilities; 4) amalgamation of existing units 2 & 2A to form enlarged Pharmacy; 5) subdivision of existing unit no. 3 into 2 smaller units; 6) reconfigured service yard; 7) infill of existing window/door openings (former public house) and rendering all walls; 8) refurbishment of roofs including regularisation of fascia signage; 9) creation of new vehicular entrance (in only) from Corbawn lane; 10) addition of new internal road within the site and standardisation of parking provision with increase to 116 no. spaces; 11) replacement of existing boundary wall on Shanganagh Road and Beechfield Manor with stainless steel railings; 12) Two no. signage totems - one to each end of the Shanganagh Road frontage; 13) Three no. flagpoles and 14) all site development works, hard and soft landscaping. | 21-Aug-14 | Approve Compliance Submitted |
| D17A/0426 | Permission for development at this site. The proposed development will consist of: the demolition of an existing building and the construction of a mixed-use development comprising a two-storey building to accommodate a discount foodstore (supermarket) and ancillary off-license at first floor level, undercroft parking at ground floor level and green roof. The proposal also includes the construction of a two-storey café, | 14-Sept-17 | Granted (Extant Permission) |

pharmacy, medical centre, a single-storey crèche and a single-storey electrical substation and switch room building, all on a 1.019 hectares' site. The proposed development will comprise the following elements: (i) Demolition of the existing building on site (c.3,173 sq.m.); (ii) Two-storey unit to accommodate a discount foodstore (c.2,772.7 sq.m), entrance (c.250 sq.m), emergency exit stairs, customer stairs, customer WC, customer lobby and lift (combined c.75.4 sq.m) and undercroft parking (2,211 sq.m) with a maximum height of c.11.0 m, including; a net sales floor area of c.1,573 sq.m, 1No. entrance (c.250sq.m), exit corridor (c.10.8 sq.m), bakery (c.82.8 sq.m), freezer and cooler (combined c.99.3 sq.m) check out area (c.163 sq.m) warehouse (c.322.3 sq.m), office (c.10.3 sq.m), lobby (c.15.4 sq.m), IT room (c.13 sq.m), lift (c.11.3 sq.m) and WC (combined c.6.2 sq.m), canteen (c.40.7 sq.m), meeting room (c.19 sq.m) and locker room/shower area (combined c.29 sq.m) with 67No. undercroft parking spaces; (iii) Two-storey unit comprising café, pharmacy and medical centre (combined c.609 sq.m) with a maximum height of c.9.2 m. comprising: i. Café - entrance lobby (c.4.9 sq.m), bar area (c.13.8 sq.m), café area (114 sq.m) kitchen (c.11.8 sq.m), WC facility rooms (c.4.5 sq.m), mezzanine (c.46.4 sq.m) and stairs (c.8.4 sq.m); ii. Pharmacy - Sales area (c.91 sq.m), desk (c.33.6 sq.m), Lobby area (combined c.7.7 sq.m), WC facilities (c.4.5 sq.m) and meeting room (c.5.2 sq.m); and iii. Medical Centre - reception (c.47.9 sq.m), lobby area and stairs (combined c.36 sq.m), WC facilities (combined c.13.2 sq.m), lift (c.4.5 sq.m), waiting room (c.31 sq.m), administration area (c.16 sq.m), Kitchen (c.7 sq.m), storage (combined c.16 sq.m), corridor (c.11 sq.m) and 4No. Consulting rooms (combined c.90 sq.m), (iv) Single-storey crèche (c.323.3 sq.m) with a maximum height of c.4.8 m. comprising: main hall (c.56.3 sq.m), corridor area (c.18.6 sq.m), 4No. care area (combined c.159 sq.m), staff room (c.30.2 sq.m), managers room (c.15.4 sq.m), laundry (c.7 sq.m), storage (c.3.5 sq.m), compound (c.7 sq.m), WC facilities (combined c.26 sq.m); (v) Single-storey electrical substation and switch room (c.25.9 sq.m) with a maximum height of c.3.5 m; (vi) The proposed development also provides for surface level car parking (79No. spaces), and bicycle parking (58No. spaces), motorcycle parking (6No. spaces), external loading bay (c.139 sq.m), delivery area (c.30 sq.m), external plant room (c.42 sq.m), 18No. Advertising signs (total area c.88.75 sq.m), retaining walls, bin storage areas, hard and soft landscaping, lighting, attenuation and drainage works and all ancillary site development works.

Appealed to
ABP

Granted
20-Jun-18

