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DUBLIN CITY COUNCIL

APEALS DECIDED

Area	Area 4 - North West
Application Number	4828/08
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	15-Sep-2009
Applicant	Ballymun Shopping Centre Ltd.
Location	Site known as Ballymun Shopping Centre, Ballymun Main Street, Ballymun, Dublin 11
Proposal	<p>We, Ballymun Shopping Centre Limited, intend to apply for a 10 year planning permission for development at this 5.9 hectare (14.5acre) site bounded by Balcurris Road/Silloogue to the west, Ballymun Main Street (also known as Ballymun Road) to the east, Sillogue Road and part of James Connolly Tower complex to the south and part of the Thomas Clarke Tower complex to the north, at Ballymun, Dublin 11. The site is currently occupied by Ballymun Shopping Centre, swimming pool (closed), health centre (closed), AIB bank, The Towers Public House, Penthouse Public House (closed), Garda Station (closed), part of James Connolly flat complex, part of Thomas Clarke flat complex in Ballymun Town Centre, Balbutcher Lane south dissects the site. Sillogue Road, which forms the southern boundary of the existing Ballymun Shopping Centre, will be closed off at the eastern end and replaced with a new road link located further south. This new road, Gateway Crescent, will run approximately 100 metres south of the existing Sillogue Road position. The proposed development includes site clearance works and the demolition of all structures within the existing shopping centre site, including Ballymun Shopping Centre, the existing Garda Station, AIB Bank, swimming pool, health centre and 2no. public houses (Tower Public House and Penthouse Public House). The proposed development consists of a 250,831sqm gross floor area mixed use development over 8no. blocks (labelled A to H) comprising 367no. residential units (including 28no. 1 bed units), 291 no. 2 bed units and 48no. 3 bed units) (42,066sqm gross floor area), 60,293sqm gross retail floorspace (35,907sqm net retail sales), 2,735sqm gross retail services, 7,714sqm gross food and beverage floorspace, 11,189sqm gross leisure floorspace including a 9 screen cinema, bowling alley, family entertainment centre and child drop in centre, 27,883sqm gross office floorspace, including own door offices and office suites, a crèche of 365sqm gross, and 2,111sqm gross civic floorspace to comprise of a public library. The proposed development includes the provision of a total 2,185 no. car parking spaces (50no. at grade and 2,135 at basement level) and 795 no. cycle parking spaces. The proposed development ranges from 4 storeys to 7 storeys in height over two basement levels, including a mezzanine basement level. the proposed development also accommodates a proposed link at basement level with the proposed metro north stop at Ballymun Road. The proposed development consists of the following elements:</p> <p>(i) Lower Basement Level: is to consist of 9,774sqm gross floor area and will provide 355 car parking spaces (9,278sqm gross floor area), public access cores and service cores (496sqm gross);</p>

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(ii) Basement Level: is to consist of 60,776sqm gross floor area comprising 12,354sqm gross retail floorspace in 38no. retail units, 1no. licensed anchor unit (4,252sqm gross), 292sqm gross retail service floorspace, 85sqm gross food and beverage floorspace and ancillary facilities including mall circulation (4,436sqm gross), loading bay/ramps/service cores (7,963sqm gross), energy centre lower level (2,830sqm gross), plant rooms (857sqm gross) and connection at concourse level to the proposed metro stop (834sqm gross). The basement level also accommodates 845no. car parking spaces;

(iii) Mid Basement Level: is to accommodate 34,178sqm gross floor area comprising 935 no. car parking spaces (31,379sqm gross) and ancillary facilities including an energy centre upper level (1,148sqm gross), service cores/yard access (1,019sqm gross) and plant (632sqm gross);

(iv) Block A, with a total gross floor area of 28,519sqm and located to the southern end of the site and bordered by Balcurris Road/Silloogue Road to the west, existing service road (which links Silloogue Road to Gateway Crescent) to the east and the proposed Gateway Crescent to the south, is to be a six storey building comprising a licensed retail anchor outlet of 4,321sqm, 5no. retail units with a total gross floor area of 1,537sqm, 5no. retail service units with a total gross floor area of 1,271sqm, 1no. food and beverage unit with a gross floor area of 1,362sqm, all at ground floor level; a crèche of 365sqm gross floor area (with access from ground floor level) at first floor level and 162no. residential units (18,141sqm gross floor space) comprising 16no. 1 bed units, 131no. 2 bed units, 15 no. 3 bed units over first, second, third, fourth and fifth floor levels. Residential balconies are located on the north, south, east and west elevations. Landscaped semi private open space (4,569sqm) is provided for at podium level at first floor level. Ancillary facilities at Block A include loading bays/ramps (1,240sqm gross) and sub stations (282sqm gross);

(v) Block B, with a total gross floor area of 26,408sqm and bordered by Balcurris Road/Silloogue Road to the west, Block A to the south, Block D to the north and Block C to the east, is to be a five / six storey building comprising 21 no. retail units with a total gross floor area of 9,100sqm and 3no. retail service units with a total gross floor area of 720sqm all at ground and first floor levels; 6no. own door office units at ground floor level with a total gross floor area of 1,353sqm; a food and beverage unit of 371sqm gross floor area at ground floor level and 115 no. residential units (13,527sqm gross floor area) comprising 7no. 1 bed units, 88no. 2 bed units, 20no. 3 bed units over first, second, third, fourth and fifth floor levels. Residential balconies are located on the north, south, east and west elevations. Landscaped semi private open space (3,143sqm) is provided for at podium level at first floor and second floor level. Ancillary facilities include circulation cores (totalling 636sqm gross), public facilities (539sqm gross) and sub stations (161sqm gross);

(vi) Block C, with a total gross floor area of 28,486sqm and bordered by Ballymun Road to the east, Block B to the west and Block E to the north, is to be a four storey part 5 storey building comprising 26no. retail units with a total gross floor area of 6,224sqm, 5 no. retail service units with a total gross floor area of 452sqm, all at ground floor level (with 1no. retail unit at third

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floor level); 11,189sqm gross leisure uses at first, second and third floor level comprising a 9 screen cinema of 6,408sqm, a family entertainment centre of 1,825sqm, a child drop in centre of 153sqm and a bowling alley of 1,891sqm, 12no. food and beverage unit of a total gross floor area of 3,112sqm at ground, first and second floor levels, civic uses (library) over three floors with a total gross floor area of 2,111sqm. Ancillary facilities include mall circulation (4,080sqm gross), circulation cores (875sqm gross), public facilities (568sqm gross) and sub stations (33sqm gross);

(vii) Block D, with a total gross floor area of 16,051sqm and bordered by Balcurriss Road/Silloogue Road to the west, Balbutcher Lane South to the north, Block E to the east and Block B to the south, is to be a five storey building comprising 1no. anchor retail units at ground and first floor level with a total gross floor area of 3,261sqm, 6no. retail units at ground and first floor level with a total gross floor area of 1,740sqm, 3no. food and beverage units at ground and first floor level of 1,088sqm gross floor area, 3no. own door offices at ground floor level with a total gross floor area of 925sqm and 74 no. residential units comprising 5no. 1 bed units, 59no. 2 bed units and 10no. 3 bed units over first, second, third and fourth floor levels with a total gross floor area of 8,493sqm. Residential balconies are located on the north, south, east and west elevations. Landscaped semi private open space (1,301sqm) is provided for a podium level at first floor and second floor level. Ancillary facilities include circulation cores (511sqm gross) and sub stations (33sqm gross);

(viii) Block E, with a total gross floor area of 19,389sqm bordered by Ballymun Road to the east, Balbutcher Lane South to the north, Block D to the west and Block C to the south, is to be a five storey building consisting of 16no. retail units at ground and first floor level with a total gross floor area of 5,387sqm; 5no. food and beverage units of 1,305sqm gross floor area at ground and first floors; 3 levels of office suites comprising 18 units per floor with a gross floor area of 11,921sqm. Ancillary facilities include circulation cores (100sqm gross) and loading bay/ramps (677sqm gross);

(ix) Block F, with a total gross floor area of 14,292sqm, located on the junction of Balcurriss Road and Balbutcher Lane South, is to be a five storey building comprising 1no. anchor retail unit at ground, first and second floor levels with a total gross floor area of 8,760sqm, 4no. retail units at ground floor level with a total gross floor area of 1,014sqm, 2no. own door office units at ground, first, second and third floor levels with a total gross floor area of 1,310sqm and 16no. residential units at first, second and third floor levels with a total gross floor area of 1,905sqm, comprising 13no. 2 bed and 3no. 3 bed units. Residential balconies are located on the south and east elevations. Landscaped semi private open space (590sqm gross) is provided for at podium level at first floor level. Ancillary facilities include circulation cores (552sqm gross), car park entry/ramps (520sqm gross) and sub stations (231sqm gross);

(x) Block G, with a total gross floor area of 8,939sqm, located on the junction of Ballymun Road and Balbutcher Lane South, is to be a seven storey building comprising of 8no. retail units of 2,322sqm gross floor area at ground and first floor levels; 2no.

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food and beverage units at ground level and first floor level of 344sqm gross floor area, five levels of office at second, third, fourth, fifth and sixth floor levels with a total gross floor area of 6,273sqm;

(xi) Block H, with a total gross floor area of 6,226sqm, bordered by Ballymun Road to the east, Balcurris Road/Silloogue Road to the west and Block F to the south, is to be a five storey building comprising five levels of office space over ground to fourth floor levels (total gross floor area of 6,226sqm). The proposed development will result in the development of a number of a new internal street and public spaces, including a new north south aligned street with a new public square. The development also provides for outdoor terraces for the proposed cafes and restaurants. Development to include all hard and soft landscaping, sub stations and internal switch rooms and all associated site development works, waste management facilities and all other ancillary works. Vehicular access to the development will be from Gateway Crescent and Balcurris/Silloogue Road. The proposed development is to include the development and upgrade of Balbutcher Lane South. An EIS will be submitted to the Planning Authority with the planning application and the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Dublin City Council.

No relevant applications with regards to: -

- Applications Lodged
- Applications Decided
- Appeals Lodged

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FINGAL COUNTY COUNCIL

No relevant applications with regards to: -

- Applications Lodged
- Applications Decided
- Appeals Lodged
- Appeals Decided