

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0948/21

Reg. Reference: SD21A/0123 **Application Date:** 19-May-2021

Submission Type: New Application **Registration Date:** 19-May-2021

Correspondence Name and Address: Shauna Sweeney, PM Group Killakee House, Belgard Square, Tallaght, Dublin 24

Proposed Development: Sliding steel entrance gate to the main entrance; partial demolition of a section of existing boundary wall; construction of new site entrance piers and the extension of the existing perimeter railings to meet the new piers; 2 new bicycle shelters and all associated site development works.

Location: Killakee House, Belgard Square, Tallaght, Dublin 24

Applicant Name: PM Group

Application Type: Permission

(CS)

Description of site and surroundings

Site Area: The total site area is stated as 0.854 Hectares.

Site Description:

The application site is a corner site located off just off Belgard Square East in Tallaght. The site is bounded to the east by Belgard Square East, and to the south by Blessington Road. The site contains a large three storey office block with hipped roof and large surface level car park. Vehicular access is provided via an entrance on Belgard Square East. The southern façade of the building features two circular projections.

Proposal

The proposed development comprises of the following:

- Installation of wider sliding steel entrance gate to the main entrance comprising of partial demolition of a section of existing boundary wall and construction of new site entrance piers and the extension of the existing perimeter railings to meet the new piers.
- 2 new bicycle shelters.

Consultations

Roads Department – **Additional Information or conditions** to be attached in the event of a grant.

Parks Department – Concerns raised regarding existing street tree and grass verge.

Irish Water – no objections subject to **conditions**.

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Surface Water Drainage – no objections subject to **conditions**.

Submissions/Observations/Representations

None recorded.

Relevant Planning History

ED21/0012: New sliding steel entrance gate, the partial demolition of a section of existing boundary wall to enhance driver visibility on entering/exiting the site along with all associated site works.

Decision: **DECLARED NOT EXEMPT.**

SD20A/0083: Works to the existing roof including installation of 173sq.m of solar pv panels; the erection of a new guardrail on the existing parapet to the perimeter of the roof; alteration to a portion of the existing roof from a pitched roof to a flat roof, installation of roof access hatches and all associated site development works.

Decision: **GRANT PERMISSION.**

SD15A/0049 – Removal of existing corporate signage on the south and east elevations and the erection of new illuminated corporate signage on the south elevation, east elevation and eastern boundary wall; new visitor information signage also to be erected on the south and east elevations.

Decision: **GRANT PERMISSION.**

It is noted South Dublin County Council granted permission, with a condition to reduce the size of one of the permitted signs.

ED10/0001 – Proposed erection of a bicycle shelter 1.6m wide x 2.5m long x 2.6m high (to apex) steel structure with plexi-glass to side and roof.

Decision: **DECLARED NOT EXEMPT.**

SD03A/0179: Change of use from retail use to estate agent, provision of new mezzanine structure to existing ground floor double height space, internal office fit-out to existing basement and ground floor levels and to proposed mezzanine level, provision of internally illuminated external signage (Overall 'Tuansgate' development previously granted planning permission under Reg. Ref. S01A/0435).

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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Relevant Policy in South Dublin County Council Development Plan (2016-2022)

URBAN CENTRES (UC) Policy 1 Urban Centres Overarching

It is the policy of the Council to continue to develop the County's network of town centres, village centres, district centres and local centres, based on the following hierarchy:

- Tallaght as the County Town;
- Clondalkin as a vibrant Town Centre;
- Traditional Village Centres as vibrant and sustainable centres;
- A network of District Centres to serve a district catchment; and
- A network of Local Centres and local shops to serve a local catchment.

URBAN CENTRES (UC) Policy 2 Town Centres

It is the policy of the Council to reinforce the role of Tallaght as the County Town and Clondalkin as a major Town Centre at the top of the County's urban hierarchy.

INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management
Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation
Policy IE5 Waste Management

Section 7.7.0 Environmental Quality
Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure

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Policy G5 Sustainable Urban Drainage Systems
Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

Section 10.0 Energy
Policy E3 Energy Performance in Existing Buildings
Policy E7 Solar

Section 11.2.1 Design Statements
Section 11.2.4 Regeneration Zone

Section 11.6.1 (i) Flood Risk Assessment
Section 11.6.1 (ii) Surface Water
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)
Section 11.6.1 (iv) Groundwater
Section 11.6.1 (v) Rainwater Harvesting
Section 11.6.1 (vi) Water Services
Section 11.6.3 Environmental Hazard Management
Section 11.6.3 (i) Air Quality
Section 11.6.3 (ii) Noise
Section 11.6.3 (iii) Lighting
Section 11.6.4 Major Accidents – Seveso Sites
Section 11.6.5 Waste Management
Section 11.7.1 Energy Performance In Existing Buildings
Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

Tallaght Town Centre Local Area Plan 2020 – 2026

Section 3.2 The Centre Neighbourhood Area

Objective TC3: Improve urban legibility throughout the area by providing new local streets including an extension to Airton Road to Cookstown Road; and Cookstown Road to Belgard North; and a new connection from Belgard North to Tallaght Square

Objective TC4: Improve the condition of existing streets to encourage walking and cycling.

Objective TC10: Improve and enhance the public realm.

Figure 3.2 Mixed Use Frontage (The Centre)
Figure 3.3 Overall Urban Structure (The Centre)

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Relevant Government Policy

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management – Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment are:

- Zoning & Council Policy
- Visual Impact
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning/Council policy

The application site is located within land zoned Town Centre TC' – *'To protect, improve and provide for the future development of town centres.'* The site is also located within the lands of the Tallaght LAP (Local Area Plan) and within an area designated as 'The Centre'. The proposed development is considered to be acceptable, subject to compliance with other policies and objectives of the South Dublin County Development Plan 2016 - 2022, relevant to this type of development.

Application of Tallaght Town Centre Local Area Plan 2020 – 2026

The Local Area Plan contains a number of local objectives for the 'Centre' neighbourhood. These objectives aim to guide the "continued transformation towards a high quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets."

The Local Area Plan provides guidance for this site in a number of ways: use of mixed-use frontage, use of secondary frontage to the south and tertiary frontage to the east, appropriate height and plot ratio. A tertiary east-west route is proposed which would link Belgard Square East to the improved pedestrian route between Tallaght Square and Belgard Square North.

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It is considered that given the modest scale and nature of the proposed development, the appropriate reference to the LAP is with regards to enhancements to streetscapes, rather than changes to urban form on the site itself. This is taken into consideration in the below assessment.

Visual Impact

The proposal would involve the widening of an existing vehicular entrance and the installation of a sliding steel gate and the construction of two no. bicycle shelters. It is noted the existing vehicular access width is c7.96m and proposed widening to existing access is c.1.65m providing a total new vehicular access with a width of c.9.61m. Bicycle parking is proposed in front of the eastern elevation of the existing office building. This element of the proposal is covered in more detail in the Access and Parking section below. The proposal would have a negligible visual impact from the street and is considered acceptable.

Access & Parking

The Roads Department has recommended **Additional Information** be requested or in the event of a grant **conditions** be attached. An extract taken from the Roads Department report states the following:

Access:

The existing vehicular access width is 7960 mm and proposed widening in existing access is 1650 mm total width of the vehicular access will be 9610 mm, there will be a sliding gate provided at the vehicular access. The applicant has not provided any justification for increasing the width of vehicular access. Roads Department has concerns with 9610 mm wide vehicular access which can lead to a traffic hazard for pedestrians and cyclists.

Bicycle Parking:

There is a proposal to provide 32no. bicycle spaces in 2 new bicycle shelters. There is an existing bicycle shelter at the proposed development the applicant has not provided any information in regards with staff no. as how many staff work from the development and how many bicycle spaces are already available. Minimum Long-Term provision is 1 per 5 staff. Assume 120 staff. $120/5 = 24$ no. spaces. Roads department is satisfied with the bicycle shelters proposal.

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department

*Roads recommends that the following **Additional Information** should be submitted by the applicant:*

1.The applicant shall submit a revised layout on a scale of 1:100 showing the vehicular access limited to a width of 7960 mm.

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*Should planning be granted the following **conditions** should apply:*

- 1. Prior to commencement, the applicant shall submit a revised layout on a scale of 1:100 showing the vehicular access limited to a width of 7960 mm.*
- 2. Footpath and kerb shall be dished and widened, and the crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed driveway entrance.*
- 3. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 4. Any gates shall open inwards and not out over the public domain.*

Considering the concerns stated in the Roads report regarding the proposed excessive width of the new proposed vehicular entrance which could lead to a traffic hazard for pedestrians and cyclists, it is reasonable to prevent the widening of the entrance by **condition** and limiting the width to the current width of 7.96m.

The applicant has not explicitly stated the rationale for the extension of the access width, nor is it clear from drawings what necessity there is for this change. The applicant should be asked to provide the following **additional information**:

- A revised site layout plan in which the vehicular access is not extended beyond its current width or position;
- Any changes which may be necessary to achieve adequate visibility, or to facilitate the installation of the gate, at this location, without widening the vehicular access.

Proposed conditions 2 and 4 of the Roads Report are not relevant to this application given the content of condition 1 and the nature of the proposed gate. The need for adequate visibility is addressed in the recommendation for additional information.

Parks & Landscaping

A report was received from the Parks Department expressing concerns regarding the adjacent street tree and the reduction in the adjacent grass margin. An extract taken from the Parks report can be seen below:

Street Trees

The applicant has not provided any information as to the potential impacts of the development on the adjacent street tree in the grass margin. The applicant should submit a tree survey report for the tree in the adjoining grass margin. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing street tree and it should also clearly detail what impacts the development will have on the tree but especially the tree roots. It is the opinion of the Public Realm Section that reduction/removal of the grass margin in order to facilitate the widening of the entrance driveway will negatively

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impact/impinge on the existing street tree. The tree survey should be in line with BS 5837:2012 Trees in relation to design, demolition and construction.

It is of the opinion of the Public Realm Section that granting this application would set an unwanted precedent and will have a negative impact on the adjacent street tree and will also result in a reduction in the adjacent grass margin. Street Trees play an extremely important role in mitigating the impacts of climate change and every effort should be made to protect and retain our existing street trees in urban areas.

The concerns expressed in the Parks report have been noted and have been taken into consideration in the assessment of this planning report. Considering the width of the vehicular entrance will be conditioned to remain at the existing width of c.7.9m in the event of a grant, this will not have an impact on the existing street tree or grass verge.

Services & Drainage

Both Irish Water and Surface Water Drainage have stated no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

1 Water

1.All development shall be carried out in compliance with Irish Water Standards codes and practices

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

All development shall be carried out in compliance with Irish Water Standards codes and practices.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No objection subject to:

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to attach the above **condition** in the event of a grant.

Screening for Appropriate Assessment (AA)

The applicant has provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

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Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Vehicular entrance widening and the construction of bicycle parking are exempt from development contributions.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Commercial	Nil (no net increase)
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.854

Conclusion

Considering the limited scale and nature of the proposed development, and that it is ancillary to the existing, permitted, use on the site, it is acceptable in principle. A major component of the application is the proposed widening of the vehicular access, which is not acceptable to the Planning Authority. The applicant should revise the proposal by way of additional information, in order to ensure the development can be facilitated without widening the vehicular access.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

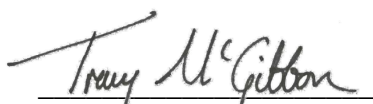
1. The proposed widening of the vehicular access is not acceptable to the Planning Authority, and it is recommended that the existing position and width of the access (7.96m) is retained. The applicant has not explicitly stated the rationale for the proposed extension of the access width, nor is it clear from drawings what might necessitate such a change. The applicant is requested to provide the following additional information:
 - (a) A revised site layout plan, of no smaller than 1:200 scale, in which the vehicular access is not extended beyond its current width or position;
 - (b) Drawings or written proposals as appropriate, to detail any changes which may be necessary to achieve adequate visibility or to facilitate the installation of the gate, without widening the vehicular access.

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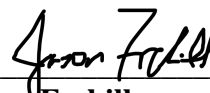
LOCATION: Killakee House, Belgard Square, Tallaght, Dublin 24



**Tracy McGibbon,
A/Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 13/07/2021



**Jason Frehill,
Senior Planner**