

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1097	Date of Decision: 16-Aug-2021
Register Reference: SD21A/0161	Registration Date: 21-Jun-2021

Applicant: ERF Lucan Investment DAC

Development: Two-storey commercial building providing two new units and ancillary accommodation (1,574sq.m gross floor area); Unit 1 will be used as a shop (1,057sq.m), Unit 2 will be used for professional services or health centre or office or gymnasium (517sq.m); the development will also consist of roof plant and PV panels; Lucan advertising signage (50sq.m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining Somerton site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation/switch room (30sq.m); hard and soft landscaping, and pedestrian canopy; connection to services; all associated site and development works.

Location: Lucan Shopping Centre, Newcastle Road, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-Jun-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The planning authority considers the submitted design statement by the applicant to be significantly

lacking in detail. It does not appraise the distinctive character of the area, the strong/weak juxtapositions between existing and proposed. In essence the proposed development is inward looking only and is not designed to respond to existing residential areas to the west and to the south-west; this is clear in the weak pedestrian/cycle connection proposed on the foot of this scheme.

a) The applicant states that the proposed extension is ‘to be true to its time in 2021, and not be pastiche emulation of the existing building’ it also states that ‘the proposed extension ought to respect and reference the volume and some of the materials of the existing shopping centre.’ The Planning Authority accepts these statements. However, being ‘true to its time’ does not mean that the space created by the structure should not be designed to the highest urban design standards. This is not forthcoming in the proposed design. There are opportunities on this site to provide for a well-designed extension to the District Centre. The proposed development lacks design solutions that would strengthen the connection of the shopping centre with both the Hillcrest Estate and the new Somerton development. It is not acceptable to provide a rear façade facing onto the Hillcrest Estate. Existing residential amenity will be affected by the proposed development and therefore a strong western façade should be proposed; it is not acceptable to provide a weak/rear façade at this location. Notwithstanding the row of trees/hedgerows, the western façade should be designed as a ‘front’ façade – this will also help strengthen the pedestrian/cyclist connection.

The applicant is requested to address the above concerns and submit revised design proposals addressing the above and having regard to Section 5.1.0 Urban Centres (CDP).

b) The Planning Authority considers that the proposed linked glass canopy does not provide adequate integration, cohesion or fluidity with the existing shopping centre building, and the overall design of the development does not respond to or enrich the existing character of the shopping centre, pedestrian movement and clear linkages with the surrounding areas. The applicant is requested to submit revised design solutions to address the above.

c) Having regard to the Plaza and the hard and soft landscaping proposed; Under policy U1, objectives 4, 5 and 7, the County Development Plan seeks improvements to the public realm and requires high quality urban design in urban centres. The applicant is requested to demonstrate through further modifications to the proposal that the above can be achieved.

2. The Planning Authority generally welcomes the provision of a pedestrian/cyclist connection between the Somerton area and the Lucan Shopping Centre. However, the proposed execution of which is not considered to be of an acceptable high standard. The Planning Authority notes the requirements of the Adamstown Planning Scheme and the need to create a high-quality connection between the Lucan Shopping Centre and the residential lands to the west. The Planning Authority considers the proposed connection to be substandard for the following reasons:
 1. The pedestrian/cycle access should be uninterrupted and there should be a clear free and easy movement for 24 hours a day, 7 days a week. This has not been demonstrated through design.
 2. The pedestrian/cycle connection is not significantly overlooked or provided with perceived passive surveillance.
 3. The safety and comfort of users is not apparent in the proposed design and layout. It is proposed to intersect the pedestrian access with a service road to the west of the site and by a system of access-

control by using manual swing gates. The gates by default will be temporarily closed when any delivery vehicles have to pass and then reopen. The movement of vehicles along the western boundary will thereby hinder the free movement of pedestrians and cyclists. This is not acceptable to the Planning Authority.

4. It has not been demonstrated that the proposed route/connection would not give rise to anti-social behaviour.

The applicant is therefore requested to provide, as additional information, an alternative layout and design proposal, showing how pedestrians will be facilitated in accessing the site safely through a modified and widened pedestrian link, which provides perceived passive surveillance/overlooking of the access. It should be clearly demonstrated that the pedestrian and cyclist takes priority at this location on the site. In particular, the applicant should demonstrate that the proposed development would not limit the access of the public at any time of the day or night, the planning authority would suggest a complete separate service route from the pedestrian route, the planning authority also request fully detailed drawings clearly demonstrating safe and high quality linkages to the adjacent housing estates Hillcrest and the Somerton development and how the proposal will respond to these residential estates. A significant redesign should be submitted.

3. With regards to the assessment of visual impact, it is considered that the submitted drawings via elevations/sections do not illustrate the relationship between the proposed development and the north/west in the adjoining Hillcrest estates. The Planning Authority require elevational/section drawings that will show the impact of the development from the west looking east from Hillcrest Grove. It is noted that the proposed 8.6m high 55m long rear elevation will be highly visual facing the adjoining estate. The Planning Authority requires a high standard of design to the rear elevation (i.e. a second full front façade) and to the same standard as the front elevation. Having regard to the above the applicant is requested to submit:
 - a) a full redesign of the structure that provides for stronger western and southern elevations and an increased quality public realm at these locations.
 - b) cross sections and contiguous elevations showing the relationship between the proposed development and adjoining houses to the west and north, on Hillcrest Grove and Hillcrest Court.
 - c) Photomontages / illustrations of the impact of the proposed development should be submitted.
4. The applicant is requested to demonstrate that the proposed signage is compliant with County Development Plan policy Variation No. 5 – Outdoor Advertising (South Dublin County Council Development Plan 2016 – 2022). The applicant proposes to have 4 signs on the eastern facing elevation, one external and three internally via the glass windows. The applicant is requested to provide a revised design layout of the proposed signage to be consistent with variation No. 5 of CDP.
5. 1. Landscape Plan
The applicant shall submit a landscape design rationale and comprehensive and detailed proposals, prepared by a qualified Landscape Architect, for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross- sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any

proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.

2. Green Infrastructure

Pursuant to Green Infrastructure Policy G5 -Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the Couth Dublin County Council Development Plan and Chapter 7 – Infrastructure and Environmental Planning, the applicant is requested to revisit the design and layout of the proposed development and to submit revised plans and particulars to include the following:

- a) Demonstrate how natural SUDS features such as filter drains, swales, SuDS tree pits, permeable paving, channel rills, bioretention, rain gardens can be incorporated into the design of the proposed development.
- b) Provide details of the proposed green roof.
- c) The existing trees located along the western boundary shall be protected.

3. Tree Survey

The applicant shall submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site.

Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.

Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate.

Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in

relation to the site layout of the proposed development.

Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

Pre Development Photo's: The applicant shall submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.

Arborist's name, arboricultural qualifications and contact details.

Date that the survey was carried out (surveys > 12 months are unacceptable).

6. Roads.

1. Subject to the above Additional Information item 2 (pedestrian lin), the applicant is requested to submit a revised layout showing a redesign for pedestrian and cyclist entry point from Somerton development to the proposed development facilitating direct and unrestricted pedestrian and cyclist access with a minimum 2.5m width of pedestrian and cycle lane connecting with the Somerton development.
2. The applicant shall submit a revised TTA with correct factors applied to background traffic flows. Applicant shall also implement some mitigation measures in the revised TTA showing measures taken to reduce existing and future traffic congestion at four-arm Newcastle Road/Shopping centre access/Esker Drive roundabout, as SDCC roads section have concerns with the existing traffic congestion issues at four-arm Newcastle Road/Shopping centre access/Esker Drive roundabout and to its close proximity to N4.
3. The applicant shall submit information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.
4. The applicant shall submit a revised layout showing, bicycle parking spaces for long term and short term in accordance with SDCC CDP 2016-2022 bicycle parking spaces standards.
5. The applicant shall submit a revised layout showing the service road to the rear of the proposed site road construction details are in accordance with Appendix 6 of the SDCC Taking in Charge standard as Recommended for road construction.

7. Water and Foul;

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

8. It is noted that no Public and Site Lighting design or layout has been submitted.

The applicant is requested to submit a Public and Site Lighting design and layout, this needs to be agreed with the lighting department of SDCC.

9. The Environmental Health Department request the following:

(a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal

(b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.

(c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (LAeq, 15min) from any development activities when assessed at the boundary of that receiver.

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(d) An assessment of the existing background (LA90,15 min) and ambient (LAeq,15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes noise of the surrounding environment excluding all noise sources currently located on-site.

(e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0161

Date: 17-Aug-2021

Yours faithfully,



for Senior Planner