

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1162/21

Reg. Reference: SD21A/0184 **Application Date:** 05-Jul-2021
Submission Type: New Application **Registration Date:** 05-Jul-2021

Correspondence Name and Address: Lizzie Donnelly, Tom Phillips & Associates 80, Harcourt Street, Dublin 2

Proposed Development: Extension to the existing motor sales outlet with servicing area and associated development consisting of the construction of a single storey (double height) extension (c.568sq.m) to the existing motor sales outlet with servicing area which will comprise of a car body shop and valet area; single storey remote sales office (c.20sq.m); a covered bike shelter; ancillary petrol fill area; alterations to vehicle storage area; alterations and relocation of the exiting vehicle display provision (resulting in total of 79 defined display spaces (59 additional) together with indicative display areas with capacity for c.72 vehicles); a reduction in service spaces (resulting in total of 23 service spaces (3 less)) and relocation and additions to the existing staff car parking provision (resulting in total of 25 staff spaces (5 additional)); provision of a new pedestrian site entrance; signage (3 signs (4.45sq.m; 2.71sq.m; 0.58sq.m); alterations and additions to the soft and hard landscaping, including the removal of existing fence; new boundary treatment and internal vehicle access gate; pedestrian paths and access; paving; tarmac and planting; relocation of vehicle sliding gate; an additional vehicle display podium; additional electric charging bays; new lighting; elevational changes to the existing building to facilitate the extension; an additional attenuation tank; all piped infrastructure and ducting; plant; all associated site development and excavation works above and below ground.

Location: Toyota Liffey Valley, Liffey Valley Motor Mall, Dublin 22

Applicant Name: Tom Staunton

Application Type: Permission

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(DF)

Description of Site and Surroundings

Site Visit: 02/08/2021

Site Area: 1.4 Hectares.

Site Description:

The subject site is located on the southern side of the N4 National Primary Route, to the west of Liffey Valley Shopping Centre, to the north of the existing Liffey Valley Motor Mall and adjacent to the Clarion Hotel, Dublin 22. The site is accessed via an Estate Road off Fonthill Road. The site slopes gradually from south to north.

Proposal:

The proposed development comprises

- Extension to the existing motor sales outlet with servicing area and associated development consisting of the construction of a single storey (double height) extension (c.568sq.m) to the existing motor sales outlet with servicing area which will comprise of a car body shop and valet area;
- single storey remote sales office (c.20sq.m); a covered bike shelter; ancillary petrol fill area; alterations to vehicle storage area;
- alterations and relocation of the existing vehicle display provision (resulting in total of 79 defined display spaces (59 additional) together with indicative display areas with capacity for c.72 vehicles); a reduction in service spaces (resulting in total of 23 service spaces (3 less)) and relocation and additions to the existing staff car parking provision (resulting in total of 25 staff spaces (5 additional)); provision of a new pedestrian site entrance; signage (3 signs (4.45sq.m; 2.71sq.m; 0.58sq.m));
- alterations and additions to the soft and hard landscaping, including the removal of existing fence; new boundary treatment and internal vehicle access gate; pedestrian paths and access; paving; tarmac and planting; relocation of vehicle sliding gate; an additional vehicle display podium; additional electric charging bays; new lighting; elevational changes to the existing building to facilitate the extension; an additional attenuation tank; all piped infrastructure and ducting; plant; all associated site development and excavation works above and below ground.

Zoning:

The subject site is subject to zoning objective 'MRC' - 'To protect, improve and provide for the future development of a Major Retail Centre' under the South Dublin County Council Development Plan 2016-2022.

Consultations:

HSE Environmental Health Officer; No response

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Roads Section; No objection subject to conditions

Parks & Landscaping Services Section; Further Information requested

Water Services; No objection subject to standard conditions

Irish Water – Additional Information requested

NTA; No response

Submissions/Observations/Representations

Final date for submissions 09/8/21. No objections received.

Relevant Planning History

Application Site:

SD15A/0396. Construction of a two-storey Motor Sales Outlet with servicing area (gross floor area of 2,939sq.m) comprising of a motor showroom, service workshop, parts store and customer facilities at ground floor with, office, staff canteen and toilet at first floor. The development also comprises illuminated building signage, 52 staff and customer parking spaces (including 2 electric vehicle charging bays), c.129 car bays for the purposes of display, parts collection, service and demonstration (including covered car parking bays) and cycle parking under a canopy structure, bin storage compound, car wash facility, gated compound, hard and soft landscaping, 1 free-standing illuminated sign, 1 free-standing illuminated directional sign, 2 display vehicle podiums, plant, ESB sub-station and all associated site development works.

Grant Permission

Adjacent sites:

None of relevance

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site.

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

5 Retail

Policy 4 Liffey Valley Major Retail Centre

Policy 9 Retail Warehousing

11 Implementation

Section 11.2.1 Design Statements

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Section 11.3.6 Retail Development

(v) Retail Warehousing

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Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non-Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

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 11.6.5 Waste Management

Section 11.7.1 Energy Performance Existing New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

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

Eastern and Midland Regional Assembly - Regional Spatial and Economic Strategy (RSES) 2019-2031

Retail Planning Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (April 2012)

Retail Design Manual - A Good Practice Guide, Department of Arts, Heritage and the Gaeltacht (2012)

Retail Strategy for the Greater Dublin Area 2008-2016, Dublin Regional Authority and Mid-East Regional Authority, (2008)

The Planning System and Flood Risk Management Guidelines for Planning Authorities

Department of the Environment, Heritage and Local Government and OPW (November 2009)

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

National Cycle Manual – National Transport Authority (June 2011).

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Assessment

The main issues for assessment are:

- Zoning
- Visual Impact and Layout
- Roads and Transport
- Water Services
- Parks
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning

The subject site is subject to zoning objective 'MRC' - 'To protect, improve and provide for the future development of a Major Retail Centre'. 'Motor Sales Outlet' is 'Permitted in Principle'. The principle of the proposed development is therefore accepted.

Notwithstanding that the use is permitted in principle, the Planning Authority is concerned with the scale of the proposed development and the expansion of this use within lands zoned for Major Retail Centre, where it is policy to 'support the Level 2 retail function of the Liffey Valley Shopping Centre' and to 'promote a high standard of urban design...that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit' (R4 Objective 5). The applicant should be requested to demonstrate how the proposed development complies with County Development Plan policies and submit revised proposals to achieve same.

Visual Impact and Layout

Extension to Sales Outlet

- The extension is on the western side of the existing showroom. This is c568sq.m and extends 14.52m to the west of the existing showroom, and 21.57m to the north of the existing building line.
- It includes a number of internal valet and working bays.
- The new extension will be accessed by a western rear sliding gate, and the western façade is offset from the property boundary line by 8.5m. The offset to the adjacent Hotel is 15.47m. The Planning Authority has concerns regarding odour emissions from the proposed body shop and its proximity to the Hotel. The applicant is requested by way of additional information to complete an appropriate assessment by a qualified consultant which examines the potential odours omitted from the workshop, the permitted substances to be used in the workshop, and the potential odour impact on adjacent properties.
- The height of the flat roof extension is 7.2m which slopes gently to the east for drainage. It is below the height of the existing and adjacent 9.24m show room building.
- 3m high vehicle entrance doors and pedestrian doors are included on the eastern and western elevations.
- Windows 1m in height are positioned 2.1m from the ground are also proposed on the eastern, northern and southern elevations.

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Notwithstanding that the proposed design of the extension to the existing structure is deemed generally to be in keeping with the character of the buildings on site, the Planning Authority considers that the proposed extension having regard to its location in close proximity to an existing hotel and the Liffey Valley Shopping Centre, would not positively enhance the area, which is zoned for Major Retail Centre. Proposals for the mitigation of the visual impact of the proposed development should be sought.

Remote Sales office

- It is a flat roof single storey building 3m in height, and c20sq.m.
- Glazing surrounds the majority of the facades, with a pedestrian door located on the southern elevation.
- It is located adjacent to the bin store and c13.36m east from the main sales building.
- The design is deemed suitable and complements the existing development on site. Materials are complementary to the existing development.

Notwithstanding that the proposed design of the remote sales office is deemed generally to be in keeping with the character of the buildings on site, the Planning Authority considers that the proposed extension having regard to its location in close proximity to an existing hotel and the Liffey Valley Shopping Centre, would not positively enhance the area, which is zoned for Major Retail Centre. Proposals for the mitigation of the visual impact of the proposed development should be sought.

Car Parking

The table below is from the Planning Statement submitted with this application.

Parking Description	Permitted/ Existing No. of Spaces	Proposed No. of Spaces
Staff	20	25 (5 no. additional)
Defined Display	20	79 (59 no. additional)
Customer	19 (includes 1 no. charging bay)	19
Demonstration	11 (includes 1 no. charging bay)	11
Service	26	23 (3 no. removed)
Indicative Display	Capacity for c.82 no. vehicles	Capacity for c. 72 vehicles
Total	178	229

Table 3.1: Comparison of existing and proposed car parking and display spaces.

This includes 5 additional customer parking spaces and 59 display spaces. Three service spaces are removed. The 5 additional spaces for 588sq.m additional floor space is approximately 1 per 100sq.m and is deemed acceptable. The vehicle display bays are proposed as permeable paving with the remainder of the site area to be tarmac. This is deemed appropriate.

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Notwithstanding the above, the applicant has not demonstrated compliance with Section 11.4.4 Car Parking Design and Layout, in particular policy for 'Parking Courts'. Furthermore, the applicant has not demonstrated compliance with Chapters 7 'Infrastructure and Environmental Quality' and 8 'Green Infrastructure' of the County Development Plan. Proposals for the mitigation of the visual impact of the proposed development should be sought.

The Planning Authority considers that the proposed extension to the existing operations, in close proximity to an existing hotel and the Liffey Valley Shopping Centre would not positively enhance the area, which is zoned for Major Retail Centre. With specific regard to the extension of the car parking area and the road/street frontage, the applicant should submit proposals to retain the existing roadside berm and submit proposals to augment same with significant planting proposals, that will enhance the visual amenity of the area. Car parking should be located away from the roadside edge by at least 10m (including footpath and grass verge). Revised proposals should be requested by way of Additional Information.

Signage

A sign is proposed on the southern elevation of the extension, with another on the western elevation. A sign is also proposed on the remote sales hut. This comprises acrylic text and none are illuminated. Existing signage is also noted. The applicant is requested to submit a rationale for the increase in proposed signage and demonstrate that it will not result in visual clutter.

Other

- A proposed petrol pump for use by Toyota cars is proposed at north eastern corner of the site and is not for public use. This is accessed by an internal gate. This is acceptable as an ancillary use to the car sales facility. The applicant is however requested to submit evidence that the pump is positioned at the correct distance from a habitable building and that all safety issues are addressed/confirmed by a qualified consultant. **The use of this pump for private use only will be a condition of permission.**
- 16 proposed bicycle parking spaces are included in the south western corner of the site. These are contained within a covered stand 3.3m in height. This is deemed appropriate.
- An additional vehicle display podium is located to the front of the site on sloped ground (0-0.3m). This includes permeable paving and lighting. Bollards are proposed in front of the display (to be modified by additional information). The lighting is included in the outdoor lighting report to be reviewed by roads. The lux levels are deemed generally to be satisfactory.
- A pedestrian access is located east of the existing vehicle access which connects to the internal pedestrian route. This is noted and welcomed.
- The 2m high paladin fencing has been extended around the perimeter of the new site area to the east. This also results in the removal of a section of existing fence. Proposals for the planting around the boundaries will help to lessen the negative impact the proposed development will have on this greenfield site.

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Landscaping and Green Infrastructure

- Boundary hedging and tree planting are also proposed as per the landscape plan. The existing hedge also provides a buffer between the new parking area to the east, with access by a sliding gate. Further information is requested regarding the protection of existing landscape features.
- A storm water retention tank has been included in the north eastern corner of the site. SUDs features are included such as permeable paving and filter drains. The applicant however shall review the design to incorporate an above ground attenuation pond in line with the requirements of the CDP. The applicant should note that surface water attenuation should be provided for above ground in accordance with county development plan policy. Additional Information. More details are also requested regarding the other complementary SUDs features in addition to a pond.

Additional information is requested regarding SUDS and site safety.

Roads and Transport

The Roads Department has recommended a grant with conditions. This includes standard parking and taking in charge conditions, and the following *'All items and areas for taking in charge including areas currently in SDCC's charge shall be undertaken to a taking in charge standard'*. The Planning Authority notes the Roads Department Report.

Water Services

Irish Water has requested additional information which includes the applicant obtaining a Confirmation of Feasibility for both water and foul water connections. This information will be requested as additional information.

The Water Services Department has requested standard conditions.

Parks

A report from Parks requested further information regarding concerns in relation to the retention of trees and hedgerows, more details on SUDS, and the removal of the underground tank. The above will be addressed through additional information.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real 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.

Screening for Appropriate Assessment

An Appropriate Assessment was completed by Whitehill Environmental. It concludes that a Stage 2 Appropriate Assessment is not required and that there will be no impacts on European sites.

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Other considerations

Development Contributions

Permission for car sales floorspace:

Increase in floor space of 588sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Car sales – additional floor space	588sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	1.4ha

Conclusion

Additional information is requested. Having regard to the information submitted to the Planning Authority and the provisions of the South Dublin County Development Plan 2016 - 2022, it is considered that, subject to appropriate additional information being submitted that the proposed development would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. (i) Notwithstanding that the use is permitted in principle, the Planning Authority is concerned with the scale of the proposed development and the expansion of this use on lands zoned for Major Retail Centre, where it is policy to 'support the Level 2 retail function of the Liffey Valley Shopping Centre' and to 'promote a high standard of urban design...that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit' (R4 Objective 5). The applicant is requested to demonstrate how the proposed development complies with County Development Plan policies and is requested to submit revised proposals to create desirable and attractive places within which to work and visit. A suite of proposals for the mitigation of the visual impact of the proposed development should be submitted (including the requirements of items (ii) and (iii) below.
(ii) The Planning Authority considers that the proposed extension to the existing operations, in close proximity to an existing hotel and the Liffey Valley Shopping Centre would not positively enhance the area, which is zoned for Major Retail Centre. With specific regard to the extension of the car parking area and the road/street frontage, the applicant is requested to submit revised proposals to retain the existing roadside berm (at the extension end of the site) and submit proposals to augment same with significant planting proposals, that will enhance the visual amenity of the area. Car parking should be located away from the roadside edge by at least 10m (including footpath and grass verge).

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(iii) The proposed development has not demonstrated compliance with Section 11.4.4 Car Parking Design and Layout, in particular policy for 'Parking Courts' as laid out in the County Development Plan. Furthermore, the applicant has not demonstrated compliance with Chapters 7 'Infrastructure and Environmental Quality' and 8 'Green Infrastructure' of the County Development Plan. The applicant is requested to submit proposals that are compliant with the above sections of the plan and submit revised planting proposals and design that will mitigate the visual impact of the proposed development.

(iv) A storm water retention tank has been proposed in the north eastern corner of the site. It is County policy to achieve above-ground attenuation through natural solutions (i.e. non-heavy engineering solutions) to manage surface water run-off (Chapters 7 'Infrastructure and Environmental Quality' and 8 'Green Infrastructure' of the County Development Plan). The applicant is requested to submit revised proposals to incorporate an above ground attenuation pond in line with the requirements of the County Development Plan. The applicant is requested to submit revised proposals (to be included in a single report) demonstrating the inclusion of significant Green Infrastructure throughout the development.

(v) Signage is proposed on the southern elevation of the extension, on the western elevation and on the remote sales hut. Taken in conjunction with existing signage on site the Planning Authority has concerns that the proliferation of such signage may be seen as visual clutter. The applicant is requested to submit a rationale for the increase in proposed signage at this location and demonstrate that it will not result in visual clutter. The Planning Authority request a reduction in the number of signs proposed on this site.

2. The applicant is requested to submit evidence that the pump is positioned at the correct distance from a habitable building and that all safety issues are addressed/confirmed by a qualified consultant.
3. There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development, limited to permeable paving. The proposal introduces large areas of hardstanding involving soil sealing. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential for natural drainage features has not been explored. SuDS should be an integrated multi-disciplinary approach which locally addresses amenity and biodiversity enhancement, water quality as well as attenuation and meets the objectives of South Dublin County Council Development Plan 2016-2022. (Refer also to Item 1)

The applicant shall consider removing the proposed underground tank and provide above ground SuDS. Green roofs shall be considered as well as other SuDS features such as swales, channel rills, integrated SuDS tree pits, bioretention. A SuDS strategy is required detailing how the SuDS work as a treatment train and what attenuation capacity is provided by such SuDS. The SuDS features should be integrated into the landscape proposal.

4. There are concerns regarding the absence of information submitted in relation to the protection of existing trees and hedgerows on /adjacent to the subject site. Further information is requested to outline tree and hedgerow protection measures proposed in

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accordance with BS 5837: 2012: Trees in Relation to Design, Demolition and Construction.

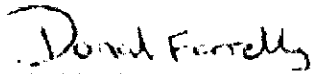
5. In order to assess whether or not the existing public water infrastructure has sufficient capacity to cater for the proposed development further information is requested as follows:
the applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure for both water and foul drainage. 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/>.
6. The Planning Authority has concerns regarding odour emissions from the proposed body shop and its proximity to the Clarion Hotel. The applicant is requested by way of additional information to complete an assessment by a qualified consultant which examines the potential odours omitted from the workshop, the permitted substances to be used in the workshop, and the potential odour impact on adjacent properties.

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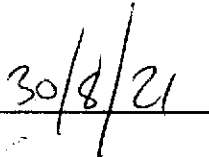
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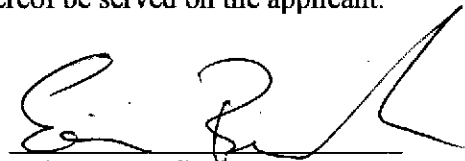


**Donal Farrelly,
Executive Planner**

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:




Eoin Burke, Senior Planner