

2021

Proposed Drive Through Coffee Shop Pavilion at Lucan Retail Park, Ballydowd, Lucan, Co. Dublin

Planning Report

Planning Report to accompany Planning Application lodged with South Dublin County Council on behalf of New Ireland Assurance Company PLC, for the construction of a new Drive Through Coffee shop pavilion with associated signage and modifications to vehicular circulation and parking arrangement at Lucan Retail Park, Ballydowd, Lucan, Co. Dublin.



Introduction

This Planning Report has been prepared to accompany a planning application by New Ireland Assurance Company PLC, seeking permission for the construction of a new drive through coffee shop pavilion with associated signage and modifications to vehicular circulation and parking arrangement at Lucan Retail Park, Ballydowd, Lucan, Co. Dublin.

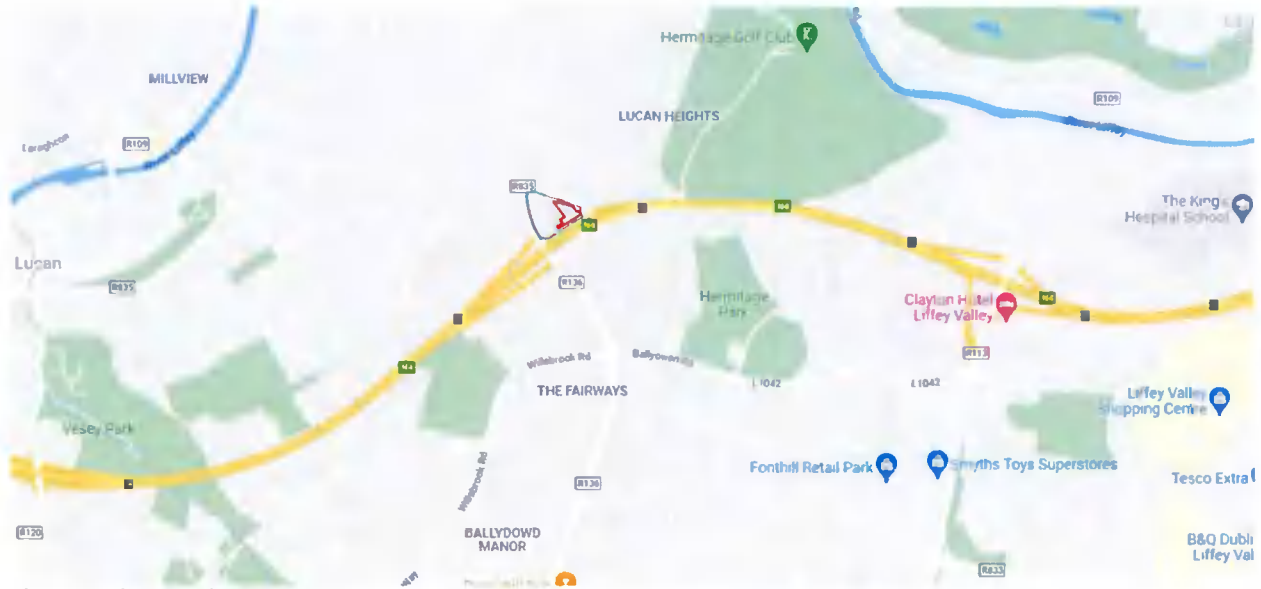


Figure 1: Site Location Map



Figure 2: Site Location Map, extent of application site in red and lands in ownership in blue

Site Context

Lucan Retail Park is located at junction 3 of the N4 Naas Road. The site is bounded by the N4 Naas Road to the south, Old Lucan Road (R835) to the north and east and Ballyowen Road (R136) to the west.

The application site is situated within the existing car park to the east of the existing retailing building. See images below.



Figure 3: Streetview image of the subject site, viewed from the east



Figure 4: Zoning Plan from South Dublin County Development Plan 2016-2022 identifying the site

The current SDCC Development Plan 2016-2022, has allocated a zoning Objective RW “to provide for Retail Warehouse use”.

Under Objective RW zoning, a cafe use is an “Open for Consideration” in this land use designation.

Planning History

Reg. Ref. S99A/0588

Permission was refused in October 1999 by South Dublin County Council *“To erect external free standing internally illuminated triple sided pole sign located on the south east boundary adjacent east bound N4 carriageway.*

Reg. Ref. S00A/0736

Permission was refused in December 2000 by South Dublin County Council the *“Retention of 9 no. uplighters (to illuminate facade/signage) to the front elevation.”* The decision was appealed to ABP where the decision to Refuse Permission was upheld in August 2001.

Reg. Ref. S00A/0676

Permission was granted in June 2001 by South Dublin County Council for *“Surface mounted acrylic signage with strip downlighter on existing side elevation”* at Unit 6-7 Lucan Retail Park.

Reg. Ref. S01/0034

In May 2001, South Dublin County Council granted permission for *“New internally illuminated sign to front of premises”* at Unit 5, Lucan Retail Park.

Reg. Ref. SD10A/0229

The interconnection of Units, 5, 6 and 7 and the construction of a single storey extension to these units - the gross floor area of the units will increase by 615 sq.m. to an overall gross area of(1627sq.m.); (2) the change of use of Units 5, 6 & 7 from retail warehouse to a discount food store; (3) the construction of a new detached retail warehouse unit complete with mezzanine level, adjacent to the main entrance used to re-locate an existing tenant; (4) the creation of a new pedestrian entrance at the north west corner of the site; (5) all associated site works.

Permission was refused by South Dublin County Council in September 2010, for the following reason.

1. Having regard to the objective E zoning of the site ‘To provide for Enterprise, Employment and Related Uses’, history of the site as a retail warehouse campus, location of the site removed from any existing or designated town centres, the development plan policies for South Dublin County Council 2004-2016 and the Retail Planning Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in January 2005, it is considered that the proposed development, in particular the conversion of permitted retail warehouse units to accommodate a discount food store would be contrary to the objectives of the Retail Planning Guidelines, would be detrimental to the vitality and viability of the designated Town Centre at Liffey Valley and adjacent district centres, and would furthermore set an undesirable precedent for similar conversion from ‘retail warehousing’ to retailing at other similar locations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Proposed Development

The Statutory Notices read as follows:

South Dublin County Council - Permission is sought by the New Ireland Assurance Company PLC to develop a single storey drive through coffee shop pavilion within the existing car park of the Lucan Retail Park, Lucan Road, Ballydowd, Lucan, County Dublin. The building would have a total floor area of 170.45 sq.m and would operate for the sale and consumption, on and off the premises, of food and beverages. The development will include the reconfiguration of section of the existing carpark, to remove 45 spaces so as to make way for the proposed building, vehicle circulation route and collection point. The existing car parking will be reduced from 285 spaces to 240 spaces. The development will provide for all necessary ancillary site works, including drainage, external seating, cycle parking, signage location, and landscaping.

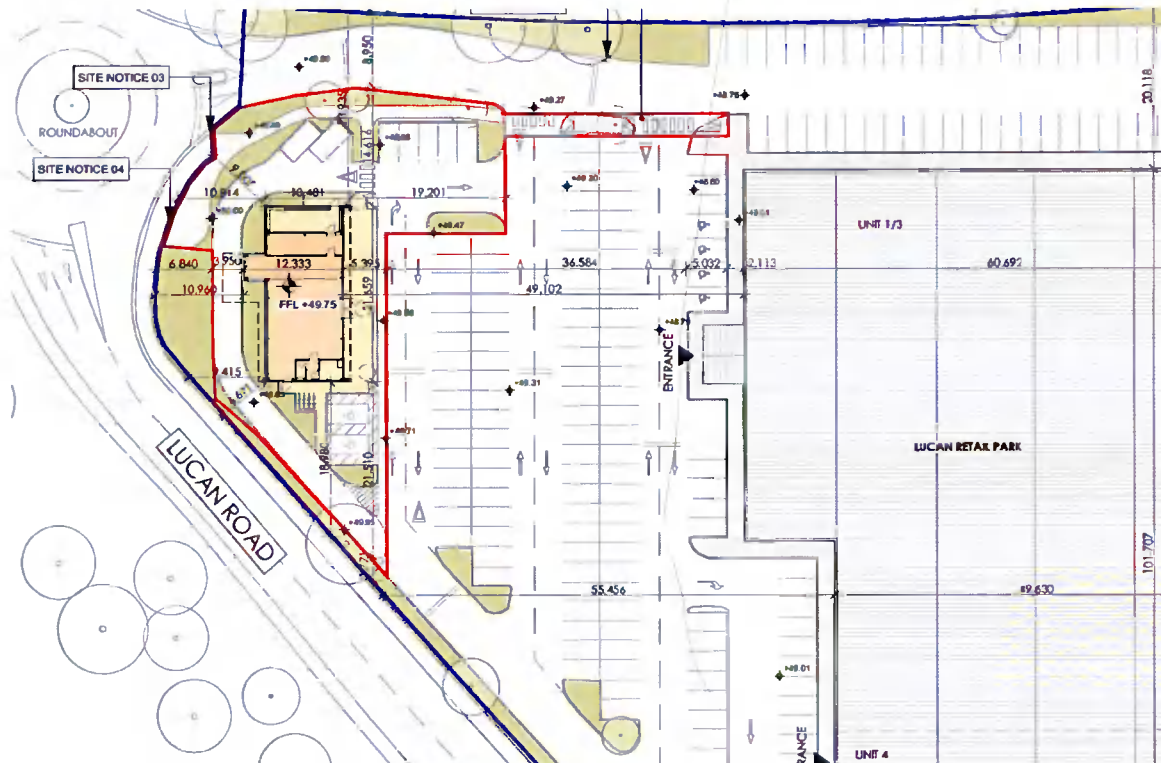


Figure 5: Extract of Site Layout Plan Dwg. No. PO02

It is proposed to construct a single storey drive through coffee shop (c.170.45sq.m), operating for the sale and consumption of food and beverages, on and off the premises, within the existing car park of Lucan Retail Park. This also includes the provision of vehicle circulation route and collection point behind the proposed structure. A small service yard will be constructed in the southern part of the structure to facilitate a bin storage area. 4 no. bicycle parking spaces will also be provided. The proposal will result in the removal of 45 no. car parking spaces, reducing the total to serve the Park from 285 no. to 240 no. spaces. This is less than a 16% reduction to the overall parking provision.

Approval of the location for new external signage is sought as part of this application.



Figure 6: Proposed Perspective View of Rear, Collection Point



Figure 7: Proposed Perspective View of Front from Car Park

Planning Assessment

Land use

As noted earlier, the site is zoned Objective RW, where a coffee shop is an 'Open for Consideration' use.

Details of the location of new external signage is shown on Dwg. No. P300 prepared by JDA Architects.

Traffic and Parking Impact

The proposed development will result in the loss of 45 no. car parking spaces, reduced from 285 spaces to 240 spaces. NRB Traffic Consultants were commissioned to undertake a 3 day car park occupancy survey of the existing car park. This survey confirms that the maximum number of cars parked within the car park amounted to 100 vehicles during the busiest Saturday Afternoon period. It should be noted that there were 185 spaces empty at this time, confirming the under-utilisation of the existing car park.

Their car park occupancy survey confirms that the reduction in the number of parking spaces to accommodate the development will not result in any operational or parking overspill issues arising whatsoever.

NRB also prepared a Transportation Assessment for the proposed development. The conclusions of their assessment demonstrates that the proposed Development will have an absolutely negligible impact upon the established local traffic conditions and can easily be accommodated on the road network without any capacity concerns arising.

The assessment confirms that the established roundabout access junction is of more than adequate capacity to accommodate the worst case traffic associated with the proposed development during the selected year of opening and the design year 15 years following opening.

South Dublin County Development Plan 2016-2022 sets out maximum car parking spaces for a café as 1 per 15 sq.m GFA. This would mean a maximum of 11 no. spaces would be needed for the coffee shop use. The NRB study show 185 spaces empty within the existing car park at peak time.

It is considered that there are no significant Operational Traffic Safety, Parking or Road Capacity issues affecting the established road network, that prevent a positive determination of the application by SDCC.

Flood Risk Assessment

A Flood Risk Assessment was carried out by Lohan Donnelly Engineers. The Flood Risk Assessment concludes as follows;

"The proposed development of a coffee pod unit would be deemed as a less vulnerable development in its vulnerability classification. Review of all available flood data for the site and the surrounding area indicates the likelihood of floodwater entering to be extremely low. The site is therefore classified as a Flood Zone C and therefore has a low probability of experiencing a flood. Applying the

matrix of vulnerability from the OPW Guidelines for Planning Authorities indicates that the site is therefore appropriate for the proposed development without further justification or flood alleviation measures.

There are no recorded flood events that have had an effect on the site in question or within the surrounding area of the site.

It is therefore our opinion that the risk of flooding at this site and the risk of flooding due to the development of this site in flood events is minimal.”

Engineering Design

It is proposed to attenuate surface water on-site through the use of a Stormtech attenuation tank at below ground level. The proposed attenuation tank shall achieve a storage capacity of 29.4m³.

It is proposed to discharge waste water to the existing foul sewer at the north of the site which currently runs along Lucan Road and serves the Lucan Retail Park.

It is proposed to connect to the watermains to the west of the site to service the new development. A pre-connection enquiry application has been made to Irish Water detailing the proposed water usages. Reference number CDS21007003 has been allocated for the application and a Confirmation of Feasibility Letter from Irish Water has been received indicating that the proposed connection can be facilitated.

Conclusion

In conclusion it is submitted that the proposal is consistent with the provisions of the South Dublin County Development Plan, is an appropriate design response to a site within an underutilised car park of an established existing retail park and is consistent with the proper planning and sustainable development of the area.

The proposal of a coffee shop and food kiosk within the car park of a retail park is now a common feature within retail centres throughout Dublin and elsewhere in the country and as such has been shown to be a welcome amenity, without causing any adverse planning impacts.

The proposal will not result in a shortfall in parking to serve the existing retail units, either in terms of compliance with Development Plan standards, existing operations as measured by survey or with the terms of their leases. In addition, the pavilion, because of its single storey height and limited size will not close off views toward the existing units from the public road.

It is requested that South Dublin County Council proceed to grant permission for this worthy and appropriate development.

We trust this is to your satisfaction and we look forward to a Decision in due course.



Manahan Planners
25th November 2021