

South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Date: 1st December 2021

Dear Sir / Madam,

RE: PLANNING APPLICATION IN RESPECT OF A PROPOSED CHANGE OF USE OF UNIT 3 (EXISTING RETAIL UNIT) TO PROVIDE FOR TAKEAWAY RESTAURANT, INCLUDING ANCILLARY SEATING AREA, BACK OF HOUSE AREAS AND ASSOCIATED TENANT SIGNAGE AT UNIT 3, BLOCK C, NEW BANCROFT CENTRE, GREENHILLS ROAD EXTENSION AND TALLAGHT BYPASS, TALLAGHT, DUBLIN 24.

1.0 INTRODUCTION

1.1 On behalf of the applicant, Woodfire and Wings Ltd, please find enclosed a planning application for the proposed change of use of Unit 3, Block C, New Bancroft Centre, Greenhills Road Extension and Tallaght Bypass, Tallaght, Dublin 24 from retail use at ground and first floor level **to** takeaway restaurant, including ancillary seating area and back of house areas at ground and first floor level and associated signage.

Proposed Tenant - Woodfire and Wings

1.2 Woodfire and Wings are the intended tenant for the proposed takeaway restaurant within Unit 3, Block C, New Bancroft Centre, and have provided a letter to the Planning Authority, enclosed as Appendix 1, which outlines the nature of their business and the proposal for a premium takeaway restaurant in the subject unit which would operate from 3pm to 10pm and 11am Thursday to Saturday. For further details on the proposed tenant, we refer the Planning Authority to the company's website: <https://www.woodfireandwings.ie/>

1.3 Woodfire and Wings were established 3 years ago as a premium casual restaurant, offering takeaway services, focusing around the "at home" experience, delivering the best quality food to the door. In light of the Covid-19 pandemic there has been a shift towards premium quality takeaway / at home dining due to the closure of restaurants and the proposed use will cater to this market in addition to providing an ancillary seating area within the unit.

1.4 Woodfire and Wings currently operates a restaurant in Clondalkin, Dublin 22, since June 2019, which includes a full sit-in restaurant as part of the ever-growing brand and popularity at this location and associated takeaway services. Woodfire and

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Wings currently employs over 45 no. people and focus on online ordering, with smart systems and trained team members, and delivery drivers to reduce traffic in store.

- 1.5 The proposed change of use of Unit 3 from retail use (which is currently vacant) to takeaway restaurant use, to cater for a Woodfire and Wings takeaway restaurant outlet, will therefore not be a typical "fast food" outlet as it focuses on premium standard of food services for customers to enjoy at home or the ancillary seating areas within the unit.
- 1.6 Notwithstanding the specialist nature of the proposed takeaway restaurant facility for the subject unit, this planning cover letter addresses the relevant planning policy / objectives in the County Development Plan and demonstrates that the proposal will not result in an excessive concentration of fast-food outlets in the area, will not have an adverse impact on the amenity of the area and is considered to be appropriate for the scale of the mixed use development at New Bancroft Centre.
- 1.7 The proposed takeaway restaurant is a permissible use under the 'Village Centre' zoning objective pertaining to the site which seeks "To protect, improve and provide for the future development of Village Centres" under the South Dublin County Development Plan 2016-2022, and will provide a viable use for a unit which has remained vacant since the completion of the New Bancroft development by Park Developments, and will enhance the vitality and viability of the Village Centre within which it is located.
- 1.8 The following sections of this letter discuss the site's location and context, planning history and planning policy context.

Enclosures

- 1.9 The following documentation is submitted in support of the proposed development:
 - Completed application form and attachments;
 - Planning application fee cheque for €1,089.53 made payable to South Dublin County Council;
 - A copy of the site notice and original copy of the newspaper notice;
 - 6 no. copies of this planning cover letter, including a letter from the applicant enclosed as Appendix 1;
 - 6 no. copies of the planning application drawings and schedule prepared by OMP Architects.

2.0 SITE LOCATION AND CONTEXT

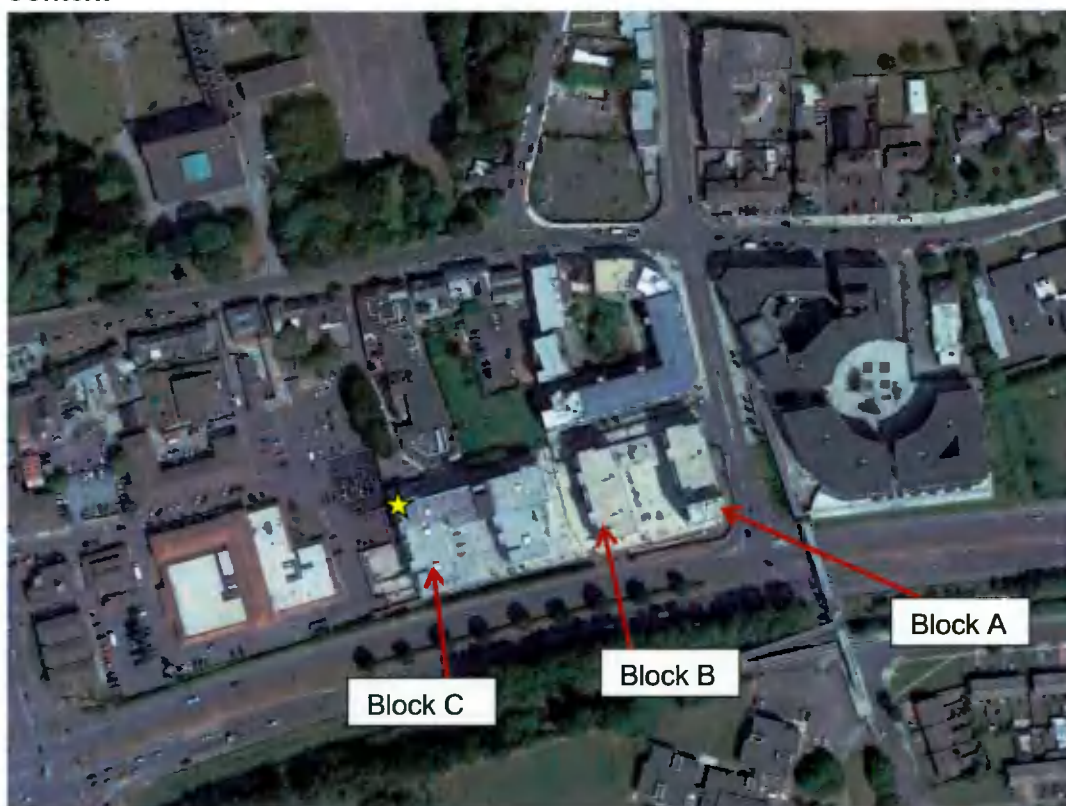
- 2.1 This application site relates to Unit 3, which has a permitted retail use, located within the ground and first floor of Block C, New Bancroft Centre, Greenhills Road Extension and Tallaght Bypass, Tallaght, Dublin 24. Unit 3 is located on the north eastern corner of Block C, which is to the immediate west of Blocks A and B of the New Bancroft Centre development and to the east of the Village Green shopping area which comprises a wide range of retail, recreational and retail uses. The location of the unit is illustrated in Figure 1 to 3 below.
- 2.2 Unit 3, over ground floor and first/mezzanine floor level, is located on a new pedestrian street within the mixed use development known as the New Bancroft

Centre, which was completed in 2017. A number of the retail / office units at ground and first floor level of the New Bancroft Centre have been vacant since completion of the scheme, however, now that the residential apartments are largely occupied and with the ongoing economic growth, there is now an increased demand to occupy the commercial units. The anchor retail / commercial unit within New Bancroft Centre is occupied by Iceland supermarket, and the proposed takeaway restaurant use would be complementary to this use and provide a variety within the commercial units at ground floor level.

Relevant Planning History

- 2.3 As set out in greater detail in Appendix 2, the permitted retail use of Unit 3 was established under Reg. Ref.: SD06A/0107 and ABP Ref.: PL06S.217573, which is the parent permission for the New Bancroft Centre. This permission altered the original permission for the development, under Reg. Ref. S01A/0211 and ABP Ref.: PL06S.127186, and provided for the omission of the previously approved Block A, B, C and E and the provision of a revised Block A, B and C and amendments to the basement car parking.
- 2.4 There has been a number of subsequent planning applications in respect to the New Bancroft Centre development, as summarised in Appendix 2, however no other applications have related to the subject Unit 3 within Block C.

Figure 1: Aerial Photograph of the New Bancroft Centre and Surrounding Context



Source: Google Earth

Figure 2: View of Eastern Elevation of Block C (red line outlining extent of Unit 3- indicative only)



Source: Google Maps

Figure 3: Photograph of Unit 3 and adjacent Pedestrian Street and Commercial Units



Source: Park Developments

3.0 PROPOSED DEVELOPMENT

Takeaway Restaurant Use

- 3.1 The proposed development consists of the change of use of Unit 3 from retail use at ground and first floor level to takeaway restaurant, including ancillary seating area and back of house areas at ground and first floor level and associated signage.
- 3.2 The change of use will necessitate internal alterations / fit-out to the interior of the unit, in order to facilitate the proposed takeaway restaurant use. We refer the Planning Authority to the proposed floorplans prepared by OMP Architects for the indicative internal layout for Woodfire and Wings which illustrates the food preparation area and ancillary seating areas at ground floor level and ancillary back of house areas at first floor level.
- 3.3 As outlined in the Introduction and the applicant letter included in Appendix 1, Woodfire and Wings are the intended tenant for the proposed takeaway restaurant within Unit 3, Block C of the New Bancroft Centre. Woodfire and Wings are a premium casual restaurant operator, offering takeaway services, focusing around the "at home" experience, delivering the best quality food to the door. In light of the Covid-19 pandemic there has been a shift towards premium quality takeaway / at home dining due to the closure of restaurants and the proposed use will cater to this market in addition to providing an ancillary seating area within the unit.
- 3.4 The proposed change of use of Unit 3 to takeaway restaurant to cater for a Woodfire and Wings outlet within the New Bancroft development, will therefore not be a typical "fast food" outlet as the tenant focuses on premium standard of food services for customers to enjoy at home or the ancillary seating areas within the unit. This is reflected in their opening hours of 3pm to 10pm Sunday to Wednesday and 3pm to 11pm Thursday to Saturday. The opening hours illustrates that the operator does not seek to cater for school children and is targeted at premium at home dining.
- 3.5 The proposed change of use will introduce a new active use within the vacant Unit 3, located on a new pedestrian street, within a recently completed higher density residential and mixed use scheme, which will have positive knock-on impacts and precipitate positive externalities for the wider New Bancroft Centre via the creation of additional activity, footfall and employment in the area. It is not considered that the proposed development will have any perceptible negative impact on the residential amenity of the area.
- 3.6 It is considered that the proposed change of use will improve the vitality of the area through the introduction of a new active use within the New Bancroft Centre and the introduction of a viable use within a unit which has been vacant for a significant period since completion of the project.
- 3.7 The proposed use is suitable for the subject unit given the location of the unit on the north eastern corner of Block C, which is to the immediate west of Blocks A and B within the New Bancroft Centre development and to the east of the Village Green shopping area along the new pedestrian route to the adjacent car parking area.
- 3.8 We note that the Development Plan requires specific details in respect to restaurants and takeaway outlets, and these details are set out below.

No. of Employees and Opening Hours

- 3.9 The proposed takeaway restaurant is predicted to provide employment between 12-15 full/part time staff.
- 3.10 The proposed opening / trading hours of the proposed takeaway restaurant are as follows:
 - 15:00hrs to 22:00hrs Sun-Wed
 - 15:00hrs to 23:00hrs Thurs-Sat
- 3.11 The proposed opening hours are considered appropriate, as they will not result in any late night opening and associated concerns in respect to potential for anti-social behaviour and impacts on residential amenity, and therefore should be acceptable and are required for the successful operation of the premises.

Servicing and Ventilation

- 3.12 The proposed takeaway restaurant unit will be serviced by vans or small trucks, which can park and unload in the adjacent service yard area for the New Bancroft Centre to the immediate west of Unit 3. access through the adjacent car park. The delivery vans will operate from the adjacent car park area to the west of Unit 3.
- 3.13 As illustrated in the architectural drawings, the proposed takeaway restaurant provides for flues / extraction vents to the existing roof plant level from the kitchen area of the proposed takeaway restaurant. Should further information be required in respect to ventilation from the kitchen area, it is considered that this can be addressed through a condition of any grant of permission.

Signage

- 3.14 The proposal also includes the provision of 3 no. tenant signs, which includes one above the entrance on the front elevation, one on the side elevation and a suspended sign, as illustrated in Figure 4 below. The signage proposal is modest in nature and fits appropriately within the elevations / facades of the existing retail Unit 3 and is appropriately designed to respect the amenity of the pedestrian streets / walkways they are located on.

Figure 4: Visuals of Proposed Signage



SIDE ELEVATION
SUSPENDED SIGN
930mm x 440mm



SIDE ELEVATION. SIGN DIMENSION = 4250mm x 570mm



FRONT ELEVATION. SIGN DIMENSION = 1090mm x 570mm

4.0 CONSISTENCY WITH THE PLANNING POLICY FRAMEWORK

4.1 The following provides a justification for the proposed change of use in the context of the planning policy framework for the area as provided for under the South Dublin County Development Plan 2016-2022 and the Tallaght Town Centre Local Area Plan 2020.

4.2 We note that the current Development Plan will remain in operation until August 2022 (based on the statutory timeframes under which the next Development Plan is being prepared under, and therefore the Draft Plan is not considered of relevance to the subject application).

South Dublin County Development Plan 2016-2022

Zoning

4.3 The site is zoned objective 'VC - To protect, improve and provide for the future development of Village Centres.' Restaurant / café is permitted in principle under the zoning objective, under which the proposed takeaway restaurant would be considered to be a subset of, and therefore the proposal is considered to be acceptable in principle under the zoning objective, subject to satisfying other requirements of the Development. The following sections of the cover letter seek to demonstrate that the proposed change of use is appropriate as it protect and improve the vitality and viability of the New Bancroft Centre development in accordance with the Village Centre zoning objective.

4.4 The proposed takeaway restaurant has the potential to provide a local function to serve the surrounding employment and residential areas of this area of Tallaght. The proposed takeaway restaurant unit will be an ancillary facility within the New Bancroft Centre development and will not act as a main attraction in its own right. The proposed takeaway restaurant unit provides for a better utilisation of a vacant retail unit on Village Centre zoned lands.

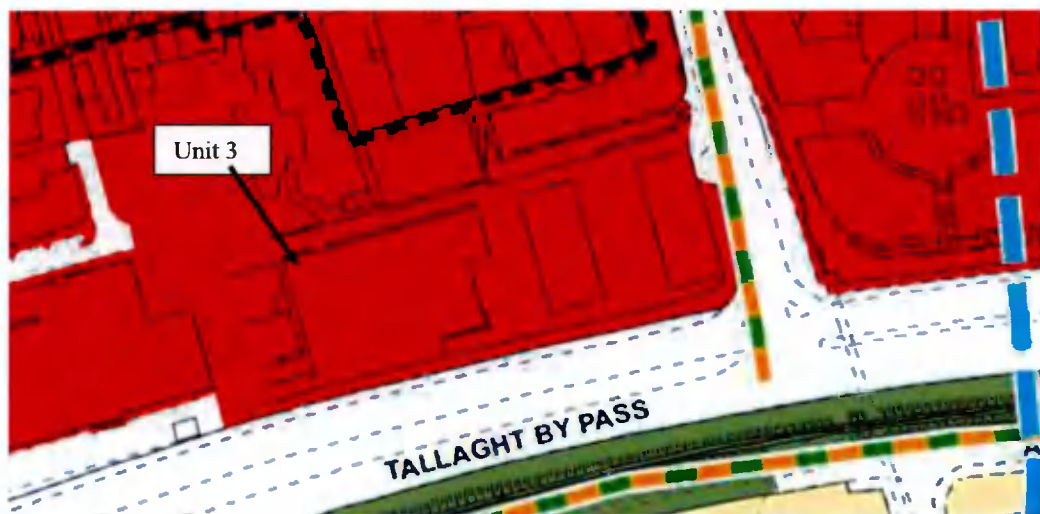


Figure 5: Extract from Zoning Map 9 of the South Dublin County Development Plan 2016-2022 with approximate location of Unit 3

Takeaway Restaurant Use

- 4.5 It is noted that the County Development Plan defines 'takeaway' as "A premises used for the sale of hot food for consumption off the premises". The Development Plan defines restaurant/cafes as "A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises."
- 4.6 As outlined in Section 3, the proposed change of use of Unit 3 to takeaway restaurant for tenant Woodfire and Wings is not a typical "fast food" outlet as it focuses on a premium food offer for customers to enjoy at home, with an ancillary seating area within the unit and therefore is considered appropriate for the subject unit and will not result in adverse impacts on the amenity of the area, as outlined below.

Relevant Policies and Objectives of the Plan

- 4.7 Section 5.8 of the County Development Plan refers to fast food outlets and takeaways. A response to Policy R10 Objective 1 and 2 of the Development Plan in the context of the proposed change of use is provided below.

"R10 Objective 1: To prevent an excessive concentration of fast food outlets/takeaways and ensure that the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area."

Response

- 4.8 We refer the Planning Authority to Figure A.1 included in Appendix 3 of this planning cover letter which shows the location of existing fast food outlets and takeaway restaurants within 500m of Unit 3, Block C, New Bancroft Centre. While it is noted that there are 8 no. existing fast food outlets / takeaways within 500m of the subject site, it is submitted that the proposed takeaway restaurant use is appropriate for the subject unit, offers a different food offer to the existing fast food outlets along the Main Street and therefore will not create a proliferation of fast food outlets/take-aways in the area.
- 4.9 The proposed takeaway restaurant focuses on 'at-home' dining experience and customers will take food from the restaurant to home to eat or more likely have it directly delivered to their home. The proposed takeaway restaurant will therefore not contribute to night time misbehaviour.
- 4.10 The proposed takeaway restaurant is considered to be appropriate for the scale of the high density mixed use development at the New Bancroft Centre and the proposal does not have the potential to adversely impact on the amenity of the area, given the nature of the use and the hours of operation.
- 4.11 It is respectfully submitted that the proposed takeaway restaurant use within Unit 3, Block C, of the New Bancroft Centre will improve the vitality of the area through the introduction of a new active use on a prominent location within the pedestrianised street environment of New Bancroft, thereby adding to the vitality and viability of the area.
- 4.12 Thus, in the context of R10 Objective 1, it is respectfully submitted that the proposed provision of a takeaway restaurant would not result in any overconcentration of such uses in the area, and that the proposal would

accord with the zoning objective and the principle of protecting and improving the function of the Village Centre. The proposed development is in keeping with both the scale of the New Bancroft Centre and the pattern of development in the area. The proposal will not give rise to any negative impacts in terms of noise or disturbance and will not have any material impact on the residential amenity of properties in the vicinity.

- 4.13 We note that An Bord Pleanála overturned South Dublin County Council's decision to refuse permission for the change of use of an existing shop unit to use as a Chinese take-away at 1A Main Street, Tallaght, under Reg. Ref.: SD07A/0716 & ABP Ref.: PL06S.226608. In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the zoning and existing use of the site, and the immediately adjoining row of local shopping, and considered that the proposed development, subject to conditions, would not seriously the amenities of the area, or of property in the vicinity. We note that a similar policy to Policy R10 of the current Development Plan applied under the previous Development Plan which sought to protect night-time amenities and prevent an excessive concentration of take-away uses in a particular area.
- 4.14 The Inspector's Report refers to an observation submitted by the Bancroft Resident's Association which states that there were 9 no. take-aways in the area (including Borza Takeaway, 3 Main Street; Four Star Pizza Takeaway, Main Street; Golden World Chinese and Thai Takeaway, Main Street; King Garden Chinese Takeaway, Main Street; Tandoori Indian Takeaway, Village Green). It is noted that a number of these takeaways still exist and there has not been a further increase in the level of takeaway restaurants in the area (see Figure A.1 included as Appendix 3). It is respectfully submitted that given the Board's assessment of this application, the similar provision of takeaway restaurants in the area today, the increased residential population in the area as a result of the New Bancroft Centre and other developments, the lack of any such fast-food / takeaway facilities in the New Bancroft development, that the proposal to provide an additional takeaway restaurant is considered to be acceptable.

"R10 Objective 2: To restrict the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children."

Response

- 4.15 We refer the Planning Authority to Figure A.2 included in Appendix 3 which indicates the location of schools within 500m of the proposed takeaway restaurant at Unit 3, Block C, New Bancroft Centre. We note that the Development Plan does not specifically define a catchment area for schools near takeaway / fast food outlets, however, we consider 500m to be an adequate distance for the purposes of this assessment. There are 2 no. National/Primary schools located within the 500m radius of the subject site (note, 600/650m walking distance as per google maps) and 2 no. schools (one primary and one post primary) outside of the 500m catchment area.
- 4.16 As outlined above, it is respectfully submitted that the proposed takeaway restaurant is not a facility which includes school children as their typical customer base, noting their 'premium' offer and opening hours from 3pm onwards Monday to Sunday, i.e. they would not be offering a lunch-time offer to school going children. The unit will offer a primarily delivery takeaway service, rather than walk-in, and is different from the offer of other fast-food takeaway outlets along the Main Street,

with a higher quality food offer which focuses on the 'at-home' dining experience. Therefore, the proposed takeaway restaurant does not have the potential to adversely impact on the health and well-being of school children in the area and in any instance is located at a significant remove from existing schools, as illustrated in Appendix 3, Figure A.2, and therefore the proposed change of use is not contrary to R10 Objective 2.

Retail Development

- 4.17 Section 11.3.6 of the Development Plan relates to retail development, including fast food outlets, and states the following under subsection (ii) in relation to restrictions on uses:

"An over-concentration of certain uses will be discouraged in urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres.

- *The Planning Authority will seek to ensure that the quantum of off-licence and betting offices, particularly within smaller centres, is not disproportionate to the overall size and character of the area and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable.*
- *The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and **fast food outlets** is not disproportionate to the overall size and character of the area."*

- 4.18 The Development Plan states the following under subsection (iii) in particular for Fast Food / Takeaway Outlets:

"Fast food outlets have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Development proposals for fast food/takeaway outlets will be strictly controlled and all such proposals are required to address the following:

- *The potential effect and the proximity of fast food outlets or take away outlets to vulnerable uses, such as schools or parks.*
- *The cumulative effect of fast food outlets on the amenities of an area.*
- *The effect of the proposed development on the existing mix of land uses and activities in an area. Opening/operational hours of the facility*
- *The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.*

- 4.19 As set out above, given the specific nature and location of the proposed takeaway restaurant use within a high density scheme zoned for Village Centre uses, it is not considered that it will have an adverse impact on the amenity of the area or result in the over-concentration of this use in the immediate area.

- 4.20 The issue of proximity to schools has been addressed in the preceding section.

- 4.21 Further details on extraction and hours of opening are provided in Section 3 and in the architectural drawings. The appropriateness of the proposed use for the subject unit and impacts on the amenity of the area has been addressed throughout this submission and demonstrated to be appropriate for the subject unit, particularly given the nature of the use.

Parking

- 4.22 The subject site is well served by car parking within the existing New Bancroft development. The proposed change of use will not result in any material impact on car parking demand on site as there will be no increase in floorspace.

Signage

- 4.23 The proposed tenant signage has had regard to Section 11.2.8, as amended by Variation No. 5. The proposal also includes the provision of 3 no. tenant signs, which includes one above the entrance on the front elevation, one on the side elevation and a suspended sign, as illustrated in Figure 4 above. The signage proposal is modest in nature and fits appropriately within the elevations / facades of the existing retail Unit 3 and is appropriately designed to respect the amenity of the pedestrian streets / walkways they are located on. Please refer to OMP's drawings for further details of the proposed signage, which is considered to be of a high quality design and complementary to the elevational and façade treatment of the unit and surrounding context, which is primarily of modern development and not particularly sensitive.

Tallaght Town Centre Local Area Plan 2020-2026

- 4.24 The subject site is located within the boundary of the Tallaght Town Centre Local Area Plan (LAP) which came into effect on the 20th July 2020 and will remain in effect until July 2026. The following sections highlight relevant policies and objectives of relevance to the proposed takeaway restaurant use within Unit 3, Block C of the New Bancroft Centre.
- 4.25 The subject site is located within the neighbourhood known as 'The Village'. In relation to this neighbourhood, the LAP seeks to "*Consolidate existing retail, town centre and mixed use residential neighbourhood within a high quality place of intimate scale respecting the historic character of the place.*"
- 4.26 The land use mix/urban function for 'The Village' states that the "*Mix of uses in accordance with the County Development Plan zoning objective for 'VC - Village Centre', including residential, appropriate retail, walk to services, cultural, civic, recreational, community and other uses which support the evening economy*" (**emphasis added**). It is considered that the proposed takeaway restaurant use, which will include primarily takeaway services, with an element of walk-ins and ancillary seating for customers, will support activity primarily in the evening time, adding to the vibrancy of the New Bancroft development.
- 4.27 Section 9.3 of the Tallaght Town Centre LAP notes the policies under the County Development Plan relating to retail development, and states the following in relation to restriction on uses:
- "The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area."*
- 4.28 As set out above, given the specific nature and location of the proposed takeaway restaurant use within a high density scheme zoned for Village Centre uses, it is not considered that the proposal will have an adverse impact on the amenity of the area or result in the over-concentration of this use in the immediate area.

5.0 DEVELOPMENT CONTRIBUTIONS

5.1 The development contributions payable within the South Dublin County Council administrative area are set out within the Development Contributions Schedule 2021-2026.

5.2 The schedule states the following in relation to change of use applications:

“(xxvi) Change of use: In respect of a permission for change of use, where development contributions were paid in respect of the former use the contribution payable on the new use will be net of the quantum of development previously paid for. Where a contribution was not previously paid or the original development was carried out before 1963 it shall be treated in its entirety as new development and assessed accordingly.

The Development Contribution Scheme does not provide for any rebate or refund in this regard. Agents/applicants should provide evidence of prior payment at application stage to expedite assessment and avail of this exemption.”

5.3 Development contributions were paid in respect of the parent permission for the subject unit (as per the Development Contributions Scheme at the time) and we refer the Planning Authority to Appendix 4 of this cover letter for confirmation from SDCC of payment of the required financial contributions for the permitted development, including Unit 3 within Block C. On this basis, pursuant to part (xxvi) of the current Development Contribution scheme, no development contributions are payable in respect of the proposed change of use as there is no net increase in floor area or development area.

6.0 CONCLUSION

6.1 Having regard to the Village Centre zoning objective of the site under the South Dublin County Development Plan 2016-2022, associated policies and objectives of the CDP and Tallaght LAP 2020, the current vacancy of Unit 3, the existing built environment and surrounding uses, it is respectfully submitted that the introduction of a takeaway restaurant use, with ancillary seating area and back of house areas at ground and first floor level and associated signage, in the subject unit would be in accordance with the proper planning and sustainable development of the area and that the proposal would not have any material impact on the amenity of the area or properties within the existing New Bancroft Centre development.

6.2 The applicant / intended tenant, Woodfire and Wings, are a premium casual restaurant operator, offering takeaway services, focusing around the “at home” experience, delivering the best quality food to the door. In light of the Covid-19 pandemic there has been a shift towards premium quality takeaway / at home dining due to the closure of restaurants and the proposed use will cater to this market in addition to providing an ancillary sit-in service in the subject unit.

6.3 This planning cover letter has sought to demonstrate that the proposed takeaway restaurant will not result in an excessive concentration of fast-food outlets and is considered to be appropriate for the scale of the mixed use development at New Bancroft Centre and has regard to the nature of surrounding uses.

6.4 Having regard to the planning rationale set out herein, and the drawings, plans and particulars submitted herewith, it is respectfully requested that the Planning Authority grant permission for the proposal.

6.5 If you require any further information, please do not hesitate to contact us.

Yours faithfully,

John Spain Associates

John Spain Associates

APPENDIX 1: APPLICANT'S LETTER TO PLANNING AUTHORITY



Unit 8 Woodfire Walk
Clondalkin
Dublin 22
Phone 01 4595257
Email accounts@woodfireandwings.ie
VAT No. 3782193JH

Dear Sir / Madam,

I am writing to you about our company Woodfire & Wings Ltd. We were established 3 years ago as an idea to bring two of the most popular products for food consumption (Pizza and Chicken Wings) together and make them the foreground for our brand. We are a premium fast casual takeaway using only the finest ingredients and best cooking techniques.

We are currently trading in Clondalkin, Dublin 22 since June 2019. Since then, we have opened a full sit-in restaurant as part of that location growing our brand even more. We believe Tallaght will be a great addition to us and that we will offer something that Tallaght has not been offered yet.

- currently employ over 45 people directly including accounts, front of house, chefs, Kithcen assistants, bartenders and waiters whom the majority are local to the area
- Indirect employment of 25 people through contracting delivery drivers
- Opening hours are
 - 3-10 Sunday to Wednesday
 - 3-11 Thursday to Saturday
- We have just installed an external defibrillator at our Clondalkin branch for the community

We have designed our business around the "at home" experience . This means giving the customer the best quality food possible delivered to their door. We focus mainly on online ordering, quick service with smart systems and trained team members, and delivery drivers. This reduces the traffic in store and the stress on the staff with having to deal with multiple flows of orders from customers walking in and waiting in store or calling in orders. This reduces the traffic and footfall in the area also which we designed through COVID in our Clondalkin branch and continue to apply.

We believe that there is no takeaway like ours in Dublin or maybe the country. Our plan is to open some more units in the county in the coming years. and continue to grow and develop.

Regards

Rory M Burgess
Director

APPENDIX 2: RELEVANT PLANNING HISTORY

Reg. Ref.: SD17A/0015 – Part Change of Use of Unit 1, New Bancroft Centre, to retail and off license sales

A final grant of planning permission was issued by the Planning Authority on the 2nd May 2017. The decision was subject to 8 no. conditions. The permitted development consisted of the change of use for part of previously approved retail unit (SD06A/0107) from retail to retail and off license sales area at Unit 1, the New Bancroft Centre, Greenhills, Tallaght, Dublin 24.

Reg. Ref.: SD14A/0176 – Revisions to existing approved development under Reg. Ref.: SD06A/0107 & ABP Ref. Ref.: PL06S.217573

A final grant of planning permission was issued by the Planning Authority on the 24th of November 2014. The grant of permission was subject to 23 no. conditions. The permitted development consists of revisions to existing approved development under Reg. Ref.: SD06A/0107 & ABP Ref. Ref.: PL06S.217573 as follows:

- Block A - change of use from office to crèche use at upper basement level and the provision of 5 residential units and 15 associated storage rooms at upper basement level along with revised elevation treatment including terraces and balconies and associated site works.
- Block B - change of use from crèche to provide for 4 residential units along with revised elevation treatment including terraces and associated site works.
- Block C - change of use from retail use to the provision of 1 no. 3 bed unit within the existing building envelope; change of use from office/retail use at first floor, second floor office use and third floor office use to provide for 20 residential units within the existing building envelope along with revised elevation treatment including terraces and balconies, associated site works and provision of photovoltaic panels and roof lights at roof level.

This permission has been implemented on the subject site.

Reg. Ref.: SD06A/0107/EP – Extension of Duration

A grant of permission was issued by the Planning Authority on the 19th of October 2011 for the extension of duration to the permission under Reg. Ref. SD06A/0107 & ABP Ref. Ref.: PL06S.217573. The grant stated that the development must be completed by the 5th December 2016. The development under Reg. Ref.: SD06A/0107 & ABP Ref. Ref.: PL06S.217573 has been completed.

Reg. Ref.: SD08A/0734 - Addition of Plant Room, Plant Enclosure and access stairs

A grant of planning permission was issued by the Planning Authority on 16th December 2008. The grant of permission decision was subject to 8 no. conditions. The permitted development consisted of a plant room, plant enclosure and access stairs to the roof of existing approved development (Reg. Ref.: SD06A/0107 & ABP Ref. PL06S.217573) comprising 47.5 square metre plant room and 28.2 square metre plant enclosure to roof of Block C (New Bancroft Centre). The height of the new structure is to be 2.975M.

This permission has been implemented on the subject site.

Reg. Ref.: SD06A/0107 & ABP Ref. Ref.: PL06S.217573 – Revisions to existing approved development under Reg. Ref.: S01A0211

A grant of planning permission was issued by An Bord Pleanala on 7th of December 2006. The grant of permission was subject to 23 no. conditions. The permitted development, as amended by Condition No. 2, consists of revisions to existing approved development planning register reference number S01A/0211 comprising the omission of proposed Block A, Block B, Block C and Block E and revised basement and site layout consisting of the following development:

- Block A - 5 no. storey-part 8 no. storey office and residential building over double basement
- Block B - 5 no. storey residential building with crèche at ground floor level, over double basement comprising of 46 residential units projected balconies ranging in size from 5.3sq.m. to 12.5sq.m.
- Block C – 3 no. storey - part 4 no. storey mixed use building consisting of office, retail and residential over double basement. Retail consisting of 5 no. units at ground floor, office over 3 levels over retail, and 45 residential and a roof garden;
- Revisions to part underground part over ground basement car park consisting of a reduction in area from 6,664 sq.m. to 6,524 sq.m. and an increase in number of car parking bays from 171 no. to 175 no. car parking bays with the addition of 403sq.m. office space at the corner of Greenhills Road extension and Tallaght Bypass accessed off Greenhills Road Extension with vehicular and pedestrian access from the existing Village Green Road and Greenhills Road Extension;
- Revisions to lower underground basement carpark with an increase in area from 3,788 sq.m. to 6,914 sq.m. and an increase in number of carparking bays from 125 no. car parking bays to 212 no. carparking bays;
- A 2m high wall screening existing car parking at northwestern boundary of site from proposed public square complete with associated landscape works.

A notification of decision to grant was issued by South Dublin County Council on the 12/04/06. Following a 1st and 3rd party appeal against the decision to grant, a final grant was issued from An Bord Pleanala on the 07/12/2006 subject to 39 no. conditions.

This permission has been implemented on the subject site.

Reg. Ref.: S01A/0211 & ABP Reg. Ref.: PL06S.127186 - construction of a mixed use development

A grant of planning permission was issued by An Bord Pleanala on 28th May 2002. The order to grant is subject to 17 no. conditions. The permitted development, as amended at FI stage, consisted of the construction of a residential, retail and office mixed use development plus a basement carpark comprising of 5 buildings:

- Block A; a part 4 storey part 6 storey office block;
- Block B: a part 3 storey, part 5 storey office block all over a 2 storey part underground part over ground basement carpark with vehicular and pedestrian access from the new proposed Green- hills road extension;
- Block C: a 2 storey retail and restaurant block all over a part underground part overground basement carpark providing 171 number parking bays with vehicular and pedestrian access from the existing Village Green Road;
- Block D: a 3 storey stepping to 5 storey residential building comprising 86 apartment residential units, 3 retail units with 85 car parking bays in a single level basement carpark all located on the Main Road and Greenhills road extension;

- Block E: a 2 storey bar/retail building with 65 surface car parking bays complete with associated landscape works, and demolition of existing structures containing retail units.

This permission was amended and superseded by Reg. Ref.: SD06A/0107 & ABP Ref. Ref.: PL06S.217573, and subsequent permissions, as detailed above.

Reg. Ref.: S00A/0666 & ABP Reg. Ref.: PL06S.122686 – Demolition of existing buildings and construction of a mixed use development

A decision to refuse planning permission was issued by An Bord Pleanála on the 8th of May 2001 for a development consisting of the demolition of existing structures and construct residential and office use development comprising 84 dwellings. The reasons for refusal were as follows:

“1. The proposed development, by reason of

(a) the excessive mass and footprint of the proposed office blocks and the continuous massing of the apartment block,

(b) the unsatisfactory relationship of the buildings within the development to the new access road in terms of relative levels and the lack of a “people active” streetscape,

(c) the failure to provide satisfactory pedestrian linkage to the Village Green complex and

(d) the failure to provide for a significant civic space, having particular regard to the relationship of the footprint of Block C to the “public square”,

would conflict with the provisions of the current Development Plan for the area and the Tallaght Integrated Area Plan and would, therefore, be contrary to the proper planning and development of the area.

2. Having regard to the scale of the proposed office development, it is considered that there is a serious under-provision of car parking spaces, which would result in on-street parking and would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and development of the area.”

The above following an SDCC split decision to Grant & Refuse permission dated 20th November 2000. The decision to Grant permission related to the demolition of the existing structures and the construction of a 3 storey stepping to 5 storey residential building comprising 74 apartment units, 3 retail units and 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road. The decision to Refuse Permission related to the construction of Block A, B and C subject to (4) specified reasons.

APPENDIX 3 – RELEVANT MAPS

Figure A.1 illustrates the proximity of fast-food outlets/takeaways within 500m radius of the subject site.

Figure A.1: Fast food outlets/takeaways within 500m radius of the subject site



Figure A.2 illustrates the proximity of schools within 500m radius of the subject site

Figure A.2: Schools within 500m of the subject site



- 1 – St. Dominic's National School
- 2 – St. Mary's School Primary School
- 3 – Old Bawn Community School (Post Primary)
- 4 – Scoil Santain (Primary)

**APPENDIX 4: CONFIRMATION OF PAYMENT OF FINANCIAL CONTRIBUTIONS
(REG. REF.: SD14A/0176 AND REG. REF.: SD06A/0107)**

**Development, Economic & Transport Planning Department
Forbairt, Eacnamaíoch & Iompair An Roinn Pleanála**

Telephone: 01 4149000 Fax: 01 4149104
Email: planning.dept@sdblincoco.ie

Park Developments Group,
The Herbert Building,
The Park,
Carrickmines,
Dublin 18

21st March 2017

Register Ref: SD14A/0176 & SD06A/0107
Location: 131 Residential Units, New Bancroft, Tallaght, Dublin 24
22 Part V Units, New Bancroft, Tallaght, Dublin 24

Dear Sir/Madam,

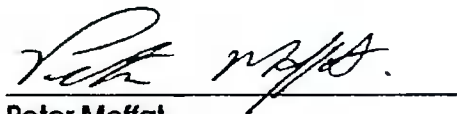
I wish to confirm in respect of properties 1-18 and 40-153 New Bancroft Centre condition numbers 35, 36 & 37 granted under Planning Permission Register Reference SD06A/0107 and condition number 22 & 23 under Planning Permission Register Reference SD14A/0176 which required the payment of Financial Contributions and Lodgement of security has been complied with.

I wish to confirm in respect of the 4 retail units built in Block C condition number 35, 36 & 37 granted under Planning Permission Register Reference SD06A/0107 which required the payment of Financial Contributions and Lodgement of security has been complied with.

In respect of units 19-40 New Bancroft Centre which are to be sold under the terms of a Part V agreement in compliance with the Planning and Development Acts 2000-2006(as amended). When ownership of the units are transferred to Cluid Housing Association Housing the Council will apply a credit to the development contributions due on the 22 units under Planning Permission Register Reference SD06A/0107 and SD14A/0107

Please contact this office by phone 4149000; by fax 4149104 or via e-mail compliancerequests@sdblincoco.ie for any further queries.

Yours sincerely



Peter Moffat
Senior Staff Officer
Financial Contributions Section
Planning Department