

Comhairle Chontae Atha Cliath Theas

PR/1644/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0291 **Application Date:** 26-Oct-2021
Submission Type: New Application **Registration Date:** 26-Oct-2021

Correspondence Name and Address: Robert McLoughlin 4th Floor, 2-4, Merrion Row, Dublin 2

Proposed Development: Amendments to the permitted development previously granted under SDCC Ref. SD19A/0320 and An Bord Pleanála Ref. 306251-19; including the erection of 2 bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger Information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side); road alterations on Fonthill Road comprising of the amendment of staggered to straight Toucan crossings, the addition of a new straight Toucan crossing, the replacement of bus lay-by areas with bus islands, and the removal of a left slip lane; all associated site services and site development works.

Location: Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22

Applicant Name: Liffey Valley Management Limited

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: 16.3 Hectares.

Site Description:

Liffey Valley Shopping Centre (LVSC) is situated in the west of Dublin adjacent to the neighbourhoods of Lucan, Palmerstown and Clondalkin. It is one of the largest shopping centres located on the fringes of Dublin City serving the local communities but also the wider Greater Dublin Area. Liffey Valley Shopping Centre offers destination shopping, married with leisure and food outlets with a retail park, car sales outlets, offices and hotel within close proximity.

LVSC is located 8km west of Dublin City, 8km north of Tallaght and is situated at the interchange of the M50 Motorway and the N4 National Primary Route which connect Dublin to

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the West. The centre is bounded by the M50 to the east, N4 to the north, Fonthill Road to the west and south.

LVSC has a host of retail and food outlets and multiplex cinema. The centre itself has three entrances, one both ends and a central entrance. Car parking spaces are located to the north, north-east, north-west, west and limited spaces to the south-western side. Tesco has recently opened to the east of the main centre with an access off Fonthill Road/Coldcut Road.

Site Visit: 29 November 2021

Proposal:

The applicant is applying for:

Amendments to the permitted development previously granted under SDCC Ref. SD19A/0320 and An Bord Pleanála Ref. 306251-19;

- including the erection of 2 bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger Information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side);
- road alterations on Fonthill Road comprising of the amendment of staggered to straight Toucan crossings,
- the addition of a new straight Toucan crossing,
- the replacement of bus lay-by areas with bus islands,
- and the removal of a left slip lane;
- all associated site services and site development works.

Zoning

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

SEA: Indicates no overlap

Consultations

Surface Water Drainage:

No objections subject to conditions.

Irish Water:

No objections subject to conditions.

Roads Section:

Request AI.

TII:

No report received.

Parks and Public Realm:

No objections subject to conditions.

SEA Sensitivity Screening

No issues identified.

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Submissions/Observations /Representations

None.

Relevant Planning History

Parent Permission:

SD19A/0320 New bus interchange facility with associated set down area; street furniture; passenger waiting shelters; signage and lighting; infrastructure and landscaping works at the existing car park, north of the Liffey Valley Shopping Centre, along the ring road (Ascaill na Life) and the main access road from the Fonthill Road (Bóthar na Life); including road infrastructure changes; access improvements; reconfiguration of the car park; general soft and hard landscaping works; inclusion of enhanced bus facilities including the new bus interchange; new pedestrian infrastructure; new cycling infrastructure; bus lay-by facilities and a bus driver welfare facility; all ancillary site services and site development works.

Decision: Permission granted subject to conditions.

Other Permissions:

SD20A/0089 Mixed leisure, entertainment and retail extension to the existing Liffey Valley Centre organised around a large public plaza and pedestrian friendly east-west street with parapet levels varying between c.15m and c.18m above street level; the scheme provides for: (a) a two storey commercial extension (c.46,783sq.m gross) with plant areas at roof level to the existing Centre providing for mixed leisure and entertainment units (c. 9,247sq.m gross), food/beverage units (c.4,052sq.m gross), retail units (c. 21,051sq.m gross) and all ancillary space and circulation areas (c.12,433sq.m gross); the main retail area will be anchored by two stores (comprising a total of c.10,090sq.m gross) located on either side of the public plaza; (b) a central public plaza fronting onto the east-west street covered with a large glass canopy in the form of a curved gridshell structure, this structure will be the tallest part of the proposal at a height of c. 20m above street level, the food/beverage units are located around the plaza at both ground and first floor levels; (c) car parking over two levels (c.900 spaces including 45 universal access spaces and c.200 long stay cycle spaces with an area of c.27,917sq.m gross) located north-east of the extension area c. 290 short stay cycle spaces, 27 short stay car parking spaces and car/taxi set down areas on the east-west street; c.100 long stay cycles spaces provided within the existing car park to the adjacent to the Westend development (Vue Cinema and restaurants); approximately 2,085sq.m of existing gross floor space is to be removed/demolished over ground and first floor to facilitate the extension; the proposal includes all associated service yards, plant and equipment, photovoltaic panels, electricity substations, all utility connections and works, street lighting, signage, landscaping and boundary treatments; the proposal includes the construction of new toucan crossing points for cyclists on Ascaill na Life (Ring Road around the Centre) at the western end of the east-west street to provide safe connection to the existing cycle network. An Environmental Impact Assessment Report (EIAR) is submitted.

Decision: Permission granted subject to conditions.

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SD19A/0082 - Subdivision of Units 6-11 (approved under Ref. S98A/0063) into Units 6-7 and 8-11 with alterations and extension (including demolition works) to Unit 8-11 comprising of: (1) a c.490sq.m increase at ground floor level; (2) a c.423sq.m increase at first floor level; (3) new second floor level with a gross floor area of c.605sq.m; (4) a plant area at roof level; (5) signage measuring c.11048m x c.2.780m on the north west elevation; (6) minor internal reconfiguration works including the provision of a customer escalator and 2 lifts (1 goods lift in the storage area and 1 customer lift in the trading area; (7) addition of 4 roof lights; the proposed development will also include hard and soft landscaping; alterations to the existing service yard wall including a new service yard entrance point; petrol interceptor; 5sq.m increase to the Unit 12 storage area; 53sq.m increase to the ESB substation, which adjoins Unit 8-11 at ground floor level; all ancillary site services and site development works.

Decision: Permission granted subject to conditions.

SD19A/0002 – Amendments to permitted development granted under Reg. Ref. SD17A/0404 comprising: (1) the removal of the mezzanine floor level (180sq.m) within approved Unit no. 9 at ground floor; (2) provision of floor space (311sq.m mezzanine) within approved Unit no. 42 at third floor; (3) Minor layout alterations to Unit 42 at ground, first and second floor (net increase of 124sq.m); (4) minor alterations to Unit no. 8 (net increase of 9sq.m) and Unit no. 10 (net decrease of 56sq.m); (5) provision of a management suite at third floor level (446sq.m) associated with the overall centre; (6) alterations to circulation space and lift areas (net increase of 31sq.m); (7) internal changes to floor to ceiling heights resulting in a decrease of 1.25m in height of the northwest elevation and an increase in the overall height by 0.5m, which will be set back from the northwest elevation by 6.9m; (8) amendments to the permitted signage on the northwest elevation consisting of the reduction of the main permitted signage zone from 7.2m x 7.5m to 7.2m x 5m and the inclusion of a 7.2m x 1.63m signage zone within the glazed area (no increase in permitted signage area on northwest elevation; (9) provision of a signage zone of 7.2m x 1.63m on the northeast elevation; (10) minor alterations to the permitted car park layout and all ancillary site development works and site services.

Decision: Permission granted subject to conditions.

SD18A/0322 - Alterations to the existing vehicular entrance to the Yellow Car Park at Liffey Valley including a roundabout, the realignment of the existing roadway and cycleway/footpath and all ancillary site development works.

Decision: Permission granted subject to conditions.

SD18A/0430 - 11 single sided variable message signs at locations surrounding the Shopping Centre with 9 located along the Ring Road around the Centre (Ascail an Life); 1 located at the Fonthill Road/Coldcut Road roundabout and 1 located on the main access road from the Fonthill Road (Bothar an Life); signs VMS 01, 03, 07 and 11 measure 1750mm x 2150mm; sign VMS 02 measure 1650mm x 2150mm; signs VMS 04 and 08 measure 1500mm x 2150mm; signs VMS 05 and 09 measure 1250mm x 2150mm and signs VMS 06 and 10 measure 900mm x 2150mm.

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Decision: Permission granted subject to conditions.

SD17A/0404 Redevelopment (including demolition) of Unit No. 42 (c.497sq.m) and the Shop Mobility unit (c.79sq.m) on a site of c.1.06 hectares, consisting of the provision of 2 restaurant units (Unit No. 9 and No. 10) and 2 retail units (Unit No. 8 and No. 42). Permission is also sought for the replacement of existing signage and new signage, a new free-standing decorative sign at the entrance to the West End car park; an extension to the public plaza to include external seating for the restaurant units, two pavilion type structures accommodating a new taxi office (c.4 8sq.m) and the relocated shop mobility unit (c.46sq.m), a dedicated taxi-rank area and separate set down areas, cycle stands, a reorganised car park layout with 14 mobility impaired parking spaces and an overall reduction of 49 car parking spaces, an electricity substation, plant and all ancillary site works associated with the development. The proposal will result in a net increase of c.364sq.m restaurant use (including a mezzanine of c. 180sq.m within unit No. 9), c 2126sq.m of retail use and c.366sq.m of circulation space within a 3 storey structure.

Decision: Permission granted subject to conditions.

SD16A/0027 - The development will consist of a mixed leisure, entertainment, commercial and retail extension to the existing Liffey Valley Centre in the form of 3 integrated structures organised around a large public plaza and pedestrian friendly east-west street with parapet levels varying between c.15m and c.18m above street level. The scheme provides for: (a) leisure arena (c.10,567sq.m gross) designed for international standard ice related activities but also allowing the flexibility for other similar type events with the capacity to seat up to 2,500 persons, associated service, storage and changing facilities. A dance studio, gym and local community office are provided at ground level with direct access from the east-west street. A multi-functional open area is provided immediately east of the arena to accommodate occasional events, activities and coach parking; (b) a 2-3 storey extension to the existing Centre (c.51,545sq.m gross) providing for mixed leisure and entertainment units (c.4,217sq.m gross), food/beverage units (c.4,535sq.m gross), retail units (c.29,732sq.m gross) and all ancillary space, circulation areas (c.12,023sq.m gross) and a basement service area (c.1,038sq.m gross). The main retail area will be anchored by 2 stores over three floors (comprising a total of c.13,993sq.m gross) located on either side of the public plaza. A local Garda office and affordable retail units are also provided in the main retail area; (c) a central public plaza fronting onto the east-west street covered with a large glass canopy in the form of a curved gridshell structure. This structure will be the tallest part of the proposal at a height of c.20m above street level. The food/beverage units are located around the Plaza at both ground and first floor levels; (d) a multi-storey car park over 4 levels (c.1,820 spaces with an area of c.53,611sq.m) located east of the extension area and north of the leisure arena. 18 mobility impaired surface spaces, approximately 180 cycle spaces and bus/taxi set down areas on the east-west street. Approximately 1,679sq.m of existing gross floorspace is to be removed/demolished over ground and first floor to facilitate the extension. The proposal includes all associated service yards, plant and equipment, electricity substations, all utility connections and works, street lighting,

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signage, landscaping and boundary treatments. The proposal includes the construction of new toucan crossing points for pedestrians and cyclists at the western end of the east-west street to provide safe connection to the existing footpath and cycle network on Ascaill an Life (ring road around the Centre). A new roundabout is also proposed at the entrance to the multi-storey car park on the eastern boundary. An Environmental Impact Statement (EIS) and a Natura Impact Statement (NIS) are submitted with this application.

Decision: Refused by An Bord Pleanala under Ref: No. PL06S.247283.

SD16A/0281; Unit 6, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22
Proposal as stated on APAS; (A) New internally illuminated signage located at second floor level behind existing glazed façade on the north-east elevation; (B) new vinyl applied signage located at second floor level behind existing glazed façade on the north-west elevation; (C) new internally illuminated projecting sign located at ground floor level on the north-west elevation; and (D) 2 new vinyl applied signage panels located at ground floor level behind existing glazed façade on the north-west elevation.

Decision: Permission granted subject to conditions.

SD16A/0028; Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin
Proposal as stated on APAS; New internally illuminated signage to the west end extension (approved under SD12A/0226 currently under construction) to include (i) 1 sign 0.6m x 4.667m and 1 sign 1.6m x 12.52m on the northern elevation (ii) 1 sign 1.6m x 12.5m on the principle west elevation and (iii) signage on the southern elevation comprising 2 signs of 1m x 7.778m and 0.75m x 5.834m.

Decision: Permission granted subject to conditions.

SD15A/0159 - Relocation of the staff car park approved in association with a previous proposal (Ref. No. SD12A/0226) for six restaurants, a retail unit and alteration to the cinema. A temporary staff car park with 204 parking spaces was approved to the rear of the main atrium and permission is now sought to develop the temporary staff car park (204 spaces) to the rear and west of the shopping centre instead.

Decision: Permission granted subject to conditions.

SD15A/0090 - Construction of a two storey and single storey extension to the rear of Unit 30/31. The extension has an additional 161sq.m of retail space at ground floor level at rear of existing unit and a new staircase to a new switch room of 48sq.m at first floor level. The upper floor retail is reduced from 155sq.m to 136sq.m. The total retail floor area increases from 539sq.m to 681sq.m. The development requires the existing ESB substation at rear to be taken down and replaced in the service yard at rear of the new expanded unit.

Decision: Permission granted subject to conditions.

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SD15A/0077 Amend signage approved in association with a previous proposal (Reg. Ref. SD12A/0226) for six restaurants, a retail unit and alteration to cinema. The VUE sign approved on the new northern elevation, 6.3m by 2.5m, is to be increased to 7.285 by 3.0m and a new IMAX sign, 4.1m by 0.8m, erected below it; a second IMAX sign of the same dimensions is to be erected on the western elevation below the existing VUE sign. The signs will have individual letters with LED lighting.

Decision: Permission granted subject to conditions.

SD15A/0068 Relocate staff car park approved in association with a previous proposal (Reg. ref. SD12A/0226) for six restaurants, a retail unit and alterations to the cinema. A staff car park with 204 parking spaces was approved to the rear of the main atrium and permission is now sought to develop it to the rear and west of the shopping centre instead.

Decision: Permission refused

SD13A/0161 Drive through restaurant within an existing car parking area of the shopping centre, currently occupied by 85 parking spaces; the new restaurant will be a single storey building, 345sq.m. in extent and will have 23 dedicated parking spaces serving it.

Decision: Permission refused

SD12A/0226 & PL06S.242026 - Liffey Valley Shopping Centre

Proposal as stated on APAS; Six restaurants in a new three storey building of 3,444sq.m where five restaurants and an office were approved previously (Ref. Ref. SD10A/0034). Internal amendments are proposed to the existing Vue cinema, to cease using three cinemas and the existing foyer totalling 1,502sq.m, create a new entrance foyer of 189sq.m & construct an extension externally of 827sq.m for cinema use. The area vacated by the cinema together with a northern extension to complement the Western End development will be developed as a three storey retail unit of 6,640sq.m gross, including staff facilities, storage etc.; there will be a new western entrance to the shopping centre including a relocated ATM, and a retail kiosk. Permission is sought for the location and extent of signage for the proposed developments; a new communal landscaped Civic Space of 3,300sq.m. will be developed in front of the new development and will include external seating for the restaurants; there will be revised and improved circulation access in this area. Permission is sought for a temporary 'Events and Activities Area' in the western car park area proposed for a future Transport Hub. Permission is sought for a new temporary surface car park for 204 cars, located to the rear of the existing centre, to replace parking spaces removed to provide the development. Permission also sought for a new service yard, loading facilities and all site works and landscaping associated with the development. The total area of new build will be 10,900sq.m.

Decision: Permission granted by An Bord Pleanala, subject to conditions.

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SD10A/0034: Liffey Valley Shopping Centre

Proposal as stated on APAS; construction of 3 storey building of 3014.5sq.m adjoining Vue Cinema to contain 5 ground floor restaurants with mezzanines and third floor as office use with ancillary signage.

Decision: Permission granted subject to conditions.

SD09A/0161 Permission for the duration of 10 years for mixed use retail, commercial and civic/community developments adjacent to the existing built area of Liffey Valley Shopping Centre...

Decision: Permission granted subject to conditions.

SD06A/0625 Construction of a mezzanine floor to the rear of the existing unit, comprising office, stockroom and staffroom accommodation.

Decision: Permission granted subject to conditions.

SD03A/0849 Vary a previous grant of permission dated 10/04/03 (Register Reference SD03A/0011) for the development of a cafe/coffee shop within part of the East Rotunda at Liffey Valley Shopping Centre. The variation consists of omitting the requirement of Condition No. 4 to provide separately metered water supply and 24 hour water storage to service this approved cafe/coffee shop.

Decision: Permission granted subject to conditions.

SD02A/0758 Retention for existing temporary illuminated advertising sign (Temporary Grant S98A/0080) at the junction of the M50 roundabout with the N4 at Liffey Valley Shopping Centre.

Decision: Permission refused

S01A/0095 Erect two number signs at Liffey Valley Shopping Centre, Dublin. The letters are to be 600mm high with a stainless steel finish illuminated by means of double outline green fluorescent tubing with a green fluorescent underline to the sign.

Decision: Permission granted subject to conditions.

S98A/0853 Alterations and additions to store, Unit 56 of previously approved Quarryvale Shopping Centre. To provide for additional storage/ancillary area and associated access stairs at mezzanine floor level.

Decision: Permission granted subject to conditions.

Relevant Enforcement History

None recorded for subject site.

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Pre-Planning Consultation

None for current proposal.

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

Table 5.1 South Dublin County Retail Hierarchy - Liffey Valley Shopping Centre – Level 2 Major Retail Centre

Section 5.6.2 Liffey Valley Shopping Centre

Liffey Valley Shopping Centre is designated as a Major Retail Centre. This reflects the Level 2 Retail designation under the Retail Strategy for the Greater Dublin Area 2008 - 2016, the established regional shopping centre use of the site and allows for complementary leisure, retail warehouse and commercial land uses. A Major Retail Centre Zoning Objective is applied to this area:

Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre.' The proposed transport and access improvements are permitted under this objective.

Retail (R) Policy 4 Liffey Valley Major Retail Centre

R4 Objective 1

R4 Objective 5

Section 6 Transport and Mobility

Section 6.1.0 Overarching Policies and Objectives

Policy TM1 Overarching

Section 6.2 Public Transport

Policy TM2 Public Transport

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Transport & Mobility Actions

- *Prepare a Local Access Study for the Liffey Valley Retail Centre that also incorporates the Palmerstown, North Clondalkin and South Lucan communities and that takes full account of the need to regulate motorised traffic within these communities relative to the Liffey Valley Retail Centre, no later than two years after the 2016- 2022 County Development Plan is approved.*

- *To support the delivery of the Luas to Lucan (linking Lucan, Liffey Valley and the City Centre). To facilitate this service the reservation along the Emerging Preferred Route for the Lucan Luas, as identified by the Railway Procurement Agency will be maintained, subject to a future reassessment of all the potential route options to ensure the most direct and efficient route is taken.*

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*Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater*

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

*Section 7.3.0 Flood Risk Management
Policy IE3 Flood Risk*

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

*Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy
Policy E4 Energy Performance in New Buildings
Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.1 Design Statements
Section 11.2.3 Town and Village Centres
Section 11.2.4 Regeneration Zone
Section 11.2.5 Enterprise and Employment Areas
Section 11.2.7 Building Height*

*Section 11.2.9 Shopfront Design
Section 11.3.6 Retail Development*

- (i) Retail Criteria*
- (ii) Restrictions on Uses*
- (iii) Fast Food/Takeaway Outlets*
- (iv) Motor Fuel Stations*
- (v) Retail Warehousing*

*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*

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

Section 11.7.2 Energy Performance in New Buildings
Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

Schedule 6: Outdoor Advertising Strategy

Relevant Government Guidelines

National Planning Framework 2040, Department of Housing Planning and Local Government.

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

Retail Strategy for the Greater Dublin Area 2008-2016, Dublin & Mid East Regional Authorities 2008

Retail Planning Guidelines, Department of the Environment, Community & Local Government 2012

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

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

Transport Strategy for the Greater Dublin Area, 2016-2035, National Transport Authority.

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

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

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Assessment

The main issues for assessment are:

- Zoning and Council Policy
- National Planning Policy
- Visual Amenity
- Access and Parking
- Landscaping and Public Realm
- Services and Drainage

Zoning and Council Policy

The site is located in an area which is zoned 'MRC' '*To protect, improve and provide for a Major Retail Centre*'. Liffey Valley Shopping Centre is designated as a Major Retail Centre. The proposed development is modifications to a previously approved scheme, including the addition of bus stops and signs, alterations to the road layout and the addition of crossings. The acceptability of the principle of the proposal was established under SD19A/0320. Furthermore, transport, access improvements and advertising structures are permitted in principle within Zoning Objective 'MRC'.

National Planning Policy

National Development Plan 2018-2027

Major National Infrastructure Projects have been identified within this plan to promote environmentally sustainable public transport.

'National Strategic Outcome 4 – Sustainable Mobility'

BusConnects Dublin – "Dublin BusConnects will deliver a transformational redesign of the bus system in Dublin. It will comprise a network of 'next generation' bus corridors on the busiest routes with segregated cycling facilities, a complete redesign of the bus network, cashless and simpler fare structures, and state-of-the-art ticketing systems, account-based ticketing, new bus branding, integrating bus vehicles of different operators and types, new bus stops and shelters, and use of low-emission vehicles".

Transport Strategy for the Greater Dublin Area 2016-2035

The creation of Core Orbital Bus Network is planned for the region, ensuring that more trips within the Metropolitan Area can be undertaken by public transport in a convenient and efficient manner, this includes an orbital route from Tallaght-Blanchardstown (via Liffey Valley). Radial routes are also proposed, one such is the Liffey Valley- Ballyfermot route.

The proposed development would support these objectives and the delivery of the previously approved scheme.

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Visual Amenity

The erection of 2 bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger Information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side)

The bus shelters would be provided on either side of Fonthill Road to the west of the application site. The bus shelters would measure 4.433m wide, 1.536m deep and 2.952m high (3.531m including bus stop sign). There would be a hanging sign with real time passenger information (0.4m x 0.9m). There would be a double sided advertisement panel at one end of the bus stop.

The criteria in section 11.2.8 of the County Development Plan do not apply, as the proposal does not involve signage on a building. Schedule 6 – outdoor advertising strategy section 5 states:

“Large, internally illuminated advertising on bus shelters and at Luas stops can detract from the visual amenity of protected structures, conservation areas and residential amenity, and in these instances will not generally be permitted. In considering applications for bus shelters and Luas stop proposals, the planning authority will have regard to the particular circumstances of each case, such as location, scale and type of advertising proposed, and the effect on the amenities of the area and the streetscape, as well as the provisions and zones of advertising controls as set out in the general outdoor advertising strategy”.

The site is located in Zone 2: This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network.

Section 7 of the Strategy states that:

Applications for new advertising structures on private lands (adjacent to primary routes) will be considered having regard to the following:

- *The geographical zone in which the site is located, as set out in the figure showing zones of advertising control. Signage is permitted within Zone 2.*
- *The rationale for the proposed advertising structure, including proposals for the removal and/ or rationalisation of existing outdoor advertising structures. The advertisement would be at a bus stop.*
- *The concentration of existing advertising structures in the area. There is not an overconcentration.*

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- *The design of the advertising panel and the use of high-quality materials.* The materials are standard to those expected for a bus stop.
- *The scale of the panel relative to the buildings, structures, roads and streets in which the advertising panel is to be located.* The panel is in keeping with the scale of the bus stop.
- *Impact on the character of the street and the amenities of adjoining properties, in particular residential properties.* There would be no impact on residential properties. The bus stop is in keeping with the character of the street.
- *Impact of the structure and any proposed lighting on biodiversity.* There would be no significant impact.
- *Impact of the structure on Views and Prospects (see Section 9.2 of Development Plan).* There would be no impacts.
- *Advertising panels will not be permitted where they interfere with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or if they obscure road signs.* Roads Department has raised no concerns regarding the advertisements.
- *Impact on the character and integrity of Architectural Conservation Areas and Protected Structures.* No impact.
- *Proposals must meet the safety requirements of Transport Infrastructure Ireland (TII), where appropriate including the policy and codes associated with signage, safety and operational requirements of Transport Infrastructure Ireland (TII), for both light rail and national roads where appropriate.* TII was consulted and has not commented – the proposal is not located on a National Road.

The proposed signage is considered acceptable, subject to conditions.

The replacement of bus lay-by areas with bus islands

The details of this are set out in the technical document and would not have a significant impact on visual amenity.

Road alterations on Fonthill Road comprising of the amendment of staggered to straight Toucan crossings, the addition of a new straight Toucan crossing and the removal of a left slip lane

These elements would not have a significant impact on visual amenity.

Access and Parking

The Roads Department has stated:

“The applicant submitted technical note state that the current planning application is submitted on the ground of detail design process, a number of minor changes were made to the scheme which requires planning permission in order to adhere to NTA’s Preliminary

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Design Guidance Booklet for BusConnects Core Bus Corridors and the outcome of the Road Safety Audit.

SDCC Roads Department consider that the proposed design amendments include 'straight across' pedestrian crossings points which are not supported by Irish regulations as stated in Department of Transport Traffic Signs Manual, Chapter 9 Traffic Signal 9.7.8 requirements.

DoT Traffic Signs Manual, Chapter 9 Traffic Signals 9.7.8 On wide carriageways refuges may be provided in the centre of the carriageway. Where the two parts of the crossing are controlled by separate pedestrian signals, the pedestrian crossings should be staggered, and the pedestrian signals positioned and aligned so that pedestrians are not misled by the further set of signals".

The Planning Authority understand that new regulations are being prepared to provide for the straight across Toucan design. However, at the current time, the proposed Toucan crossings are not in accordance with Regulations and the Planning Authority considers that a condition to enable agreement of the design prior to commencement of the works is warranted. The current design may be agreed if new Regulations are brought into force.

Landscape and Public Realm

The Public Realm department has no comment or objection.

Services and Drainage

Water Services and Irish Water have raised no objections, subject to conditions.

Development Contributions

No structures with floorspace.

The total assessable area is Nil.

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Public Transport Infrastructure

Floor Area (sq. m) n/a

Land Type Brownfield/Urban Consolidation

Site Area (ha) 16.3

Conclusion

Taking into account the site context located within an area zoned Major Retail Centre, the planning history on the site and in the vicinity, the particulars of the application and the contents of the South Dublin County Development Plan 2016-2022 and the Retail Planning Guidelines for Planning Authorities 2012 and national strategic planning policy, the proposed development is considered acceptable in principle.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Parent Permission.
 - (a) This permission shall expire upon the expiry of permission Reg. Ref. SD19A/0320 and An Bord Pleanala Ref. 306251-19, subject to any extension thereof.
 - (b) The conditions attached to the permission referenced in part (a) shall apply to this permission, save as may be required by these conditions.
REASON: To ensure integration with the existing planning permission and to specify the date on which the permission shall expire and clarify the conditions attached to the development.
3. Agree Design of Toucan Crossings
Prior to the commencement of works on the Toucan crossings, the applicant shall submit a design proposal for the written agreement of the Planning Authority. The crossing design should include full demonstration to the Planning Authority that the design is in accordance with enacted regulations.
REASON: In the interest of pedestrian and cyclist safety and the proper planning and sustainable development of the area.

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4. Drainage.

(a) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate drainage provision.

5. Irish Water Connection Agreement.

(a) Where relevant, prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

(b) The applicant shall ensure that there are suitable setback distance from proposed development to any adjacent watermains.

(c) The applicant shall ensure that there are suitable setback distance from proposed development to any adjacent foul sewers.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.


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REG. REF. SD21A/0291

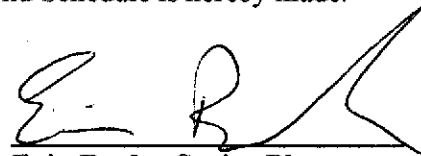
LOCATION: Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 20/12/21



Eoin Burke, Senior Planner