

Land Use, Planning and Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

Friday, 14th January 2022
[By Email]

Dear Sir/Madam

Re: Request for 3 Month Extension to Further Information Response Period in accordance with Article 33(3) of the *Planning and Development Regulations 2001 (as amended)*

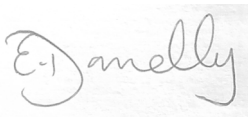
I refer to planning application Reg. Ref. SD21A/0184 by Tom Staunton for planning permission for the extension of an existing motor sales outlet, site layout changes, and associated site development and excavation works at Toyota Liffey Valley, Liffey Valley Motor Mall, Dublin 22, as lodged with the Planning Authority on 5th July 2021.

South Dublin County Council issued a Request for Further Information (RFI) on 30th August 2021, which the Applicant is in the process of responding to. The 6 month timeframe for lodgement of the Response is 9th March 2022.

Due to the nature of the issues raised within the RFI, the submission of the response has been delayed. We therefore request a **3 month extension** to the response timeframe as provided for under Article 33(3) of the *Planning and Development Regulations 2001 (as amended)*.

We would be obliged if the Planning Authority would facilitate this request and provide written confirmation of its agreement to the additional period as requested.

Yours sincerely



Lizzie Donnelly
Tom Phillips + Associates

Encl. RFI Notification dated 30th August 2021

TOWN PLANNING CONSULTANTS

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Tom Phillips & Associates
80, Harcourt Street
Dublin 2

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

Decision Order Number: 1162	Date of Decision: 30-Aug-2021
Register Reference: SD21A/0184	Registration Date: 05-Jul-2021

Applicant: Tom Staunton

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

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-Jul-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. (i) Notwithstanding that the use is permitted in principle, the Planning Authority is concerned with the scale of the proposed development and the expansion of this use on lands zoned for Major Retail Centre, where it is policy to 'support the Level 2 retail function of the Liffey Valley Shopping Centre' and to 'promote a high standard of urban design...that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit' (R4 Objective 5). The applicant is requested to demonstrate how the proposed development complies with County Development Plan policies and is requested to submit revised proposals to create desirable and attractive places within which to work and visit. A suite of proposals for the mitigation of the visual impact of the proposed development should be submitted (including the requirements of items (ii) and (iii) below).
(ii) The Planning Authority considers that the proposed extension to the existing operations, in close proximity to an existing hotel and the Liffey Valley Shopping Centre would not positively enhance the area, which is zoned for Major Retail Centre. With specific regard to the extension of the car parking area and the road/street frontage, the applicant is requested to submit revised proposals to retain the existing roadside berm (at the extension end of the site) and submit proposals to augment same with significant planting proposals, that will enhance the visual amenity of the area. Car parking should be located away from the roadside edge by at least 10m (including footpath and grass verge).
(iii) The proposed development has not demonstrated compliance with Section 11.4.4 Car Parking Design and Layout, in particular policy for 'Parking Courts' as laid out in the County Development Plan. Furthermore, the applicant has not demonstrated compliance with Chapters 7 'Infrastructure and Environmental Quality' and 8 'Green Infrastructure' of the County Development Plan. The applicant is requested to submit proposals that are compliant with the above sections of the plan and submit revised planting proposals and design that will mitigate the visual impact of the proposed development.
(iv) A storm water retention tank has been proposed in the north eastern corner of the site. It is County policy to achieve above-ground attenuation through natural solutions (i.e. non-heavy engineering solutions) to manage surface water run-off (Chapters 7 'Infrastructure and Environmental Quality' and 8 'Green Infrastructure' of the County Development Plan). The applicant is requested to submit revised proposals to incorporate an above ground attenuation pond in line with the requirements of the County Development Plan. The applicant is requested to submit revised proposals (to be included in a single report) demonstrating the inclusion of significant Green Infrastructure throughout the development.
(v) Signage is proposed on the southern elevation of the extension, on the western elevation and on the remote sales hut. Taken in conjunction with existing signage on site the Planning Authority has concerns that the proliferation of such signage may be seen as visual clutter. The applicant is requested to submit a rationale for the increase in proposed signage at this location and demonstrate that it will not result in visual clutter. The Planning Authority request a reduction in the number of signs

proposed on this site.

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

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

4. There are concerns regarding the absence of information submitted in relation to the protection of existing trees and hedgerows on /adjacent to the subject site. Further information is requested to outline tree and hedgerow protection measures proposed in accordance with BS 5837: 2012: Trees in Relation to Design, Demolition and Construction.
5. In order to assess whether or not the existing public water infrastructure has sufficient capacity to cater for the proposed development further information is requested as follows:
the applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure for both water and foul drainage. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
6. The Planning Authority has concerns regarding odour emissions from the proposed body shop and its proximity to the Clarion Hotel. The applicant is requested by way of additional information to complete an assessment by a qualified consultant which examines the potential odours omitted from the workshop, the permitted substances to be used in the workshop, and the potential odour impact on adjacent properties.

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

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

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

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0184

Date: 30-Aug-2021

Yours faithfully,


for **Senior Planner**