

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

Manahan Planners
38, Dawson Street
Dublin 2

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

Decision Order Number: 0132	Date of Decision: 01-Feb-2022
Register Reference: SD21A/0323	Registration Date: 29-Nov-2021

Applicant: New Ireland Assurance Company PLC

Development: Construction of single storey drive through coffee shop pavilion within the existing carpark of Lucan Retail Park; building total floor area of 170.45sq.m and would operate for the sale and consumption, on and off the premises of food and beverages; development will include the reconfiguration of section of existing carpark; removal of 45 car parking spaces to make way for proposed building; vehicle circulation route and collection point; existing carpark to be reduced from 285 to 240 car spaces; all ancillary site works including drainage, external seating, cycle parking, signage location and landscaping.

Location: Lucan Retail Park, Ballydowd, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-Nov-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. While the Planning Authority does not oppose additional signage at this location to advertise the coffee shop, it is considered that the signage at roof level could be better incorporated into the building so as not to be so visually obtrusive. The applicant is requested to submit a revised signage proposal omitting the signage structure at roof level and revising the signage to fully comply with

Section 11.2.8 and Schedule 6 Outdoor Advertising Strategy of the South Dublin County Development Plan 2016-2022.

2. The applicant is requested to submit a detailed landscape plan, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. Details shall include:
 - i. a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
 - ii. location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - (a) permeable paving
 - (b) tree pit design
 - (c) underground modular systems
 - (d) Sustainable urban drainage integration
 - iii. a schedule detailing sizes and numbers/densities of all proposed trees/plants;
 - iv. specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
 - v. types and dimensions of all boundary treatments.
3. The applicant is requested to submit the following:
 - (a) A record of consultation with Transport Infrastructure Ireland (TII) for the proposed development.
 - (b) A revised layout showing a provision of bicycle parking spaces consistent with SDCC standards, please refer to "Table 11.22: Minimum Bicycle Parking Rates" of the South Dublin County Development Plan 2016-2022. All external bicycle parking spaces should be covered.
 - (c) A revised layout showing a minimum 2.0m wide footpath to accommodate mobility impaired users at the proposed development. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
 - (d) A revised layout showing provision for the charging of electric vehicles.
4. Additional attenuation of 8% and 53% for 1 in 30 and 1 in 100 year respectively is required, however, overall surface water should be firstly managed by means of a Sustainable Urban Drainage System (SuDS). Only as a last resort should an arched type attenuation system be used to attenuate surface water. The applicant is requested to submit a revised report and drawing showing SUDS incorporated into the proposed development and an increased surface water attenuation. Examples of SuDS include:
 - Green roof
 - Detention basins
 - Swales
 - Grass crete, Permeable paving
 - Tree pits
 - Planter boxes
 - Other such SuDS.

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/0323

Date: 04-Feb-2022

Yours faithfully,


for **Senior Planner**