

Comhairle Chontae Atha Cliath Theas

PR/0192/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0336 **Application Date:** 10-Dec-2021
Submission Type: New Application **Registration Date:** 10-Dec-2021

Correspondence Name and Address: Derek Fitzharris, Fewer Harrington and Partners
Studio 14, The Atrium, Maritana Gate, Canada Street,
Co. Waterford

Proposed Development: Replacement of existing signage on the front
(Northern) Facade with a new sign measuring
approximately 37.95sq.m; the construction of a 50sq.m
external WEEE enclosure; the installation of 2 external
air handling units, condensers, distribution ductwork
and all associated site works.

Location: Unit 1, Fonthill Retail Park, Fonthill Road, Dublin 22

Applicant Name: Harvey Norman Leasing (Fonthill) Limited

Application Type: Permission

(CM)

Description of site and surroundings

The site is a large retail unit in Fonthill Retail Park (formerly 'Homebase' but now vacant), located just south-west of the roundabout junction between the R118 and R833 roads in Lucan. The unit is located to the south of the retail park car park and is adjoined by retail warehousing to the north-west and south. To the west of the existing building, there is a yard area currently divided into a 'garden centre' with canopies overhead and another open area. The yard is accessed by a service entrance to the west on Trinity Court, not via the car park.

Site Area – 0.56 Ha.

Site Visit: 7/2/2022

Proposal

- Replacement of existing signage on the front (Northern) Facade with a new sign measuring approximately 37.95sq.m;
- the construction of a 50sq.m external WEEE enclosure;
- the installation of 2 external air handling units, condensers, distribution ductwork and all associated site works.

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Zoning

The site is subject to land-use zoning objective 'RW' – “To provide for and consolidate retail warehousing.”

SEA Monitoring

No overlaps indicated with the relevant layers.

Consultations Received

Roads	Requests Additional Information.
HSE Environmental Health Officer	No report received.
Environmental Services	No objection, subject to conditions.
Public Realm	No comment.

Observations/Representations/Submissions

None Received.

Planning History

SD06A/0801 – Permission **granted** by South Dublin County Council for construction of 6 single storey retail units with a total gross floor area of 11,527.3sq.m. which will include 5 retail warehouse units with a gross floor area of 9,836.3sq.m. and a discount foodstore with a gross floor area of 1,691sq.m, and associated works.

Planning Enforcement

None.

Pre-Planning Consultation

None recorded or indicated on the application form.

Relevant Policy in the South Dublin County Development Plan 2016 – 2022

Chapter 4 Economic Development and Tourism

Policy ET1 Overarching

Chapter 5 Urban Centres & Retailing

Policy R9 Retail Warehousing

Section 11.1.1 Land Uses

Section 11.1.1 (iv) Transitional Areas

Section 11.2.3 Environmental Hazard Management

Section 11.2.3 (ii) Noise

Section 11.4.1 Bicycle Parking Facilities

Section 11.4.2 Car Parking Standards

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Section 11.8.2 Appropriate Assessment

Schedule 6: Outdoor Advertising Strategy (relates to signage)

Relevant Government Policy

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005).

The Planning System and Flood Risk Management Guidelines for Planning Authorities Department of the Environment, Heritage and Local Government and OPW (November 2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Visual Impact
- signage
- Public Realm
- Access, Transport and Parking
- Water Services
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is subject to land-use zoning objective 'RW' – “To provide for and consolidate retail warehousing.”

The proposed development comprises a new sign, a number of air handling units, and a Waste Electronic Equipment area. It is a legal requirement for electronics retailers to accept waste electronic goods for recycling.

The proposed uses are considered to be ancillary to the overall use of 'retail warehouse' which is permitted in principle under this zoning objective.

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Visual Impact

The proposed sign is assessed below. The two external areas for AMU and WEE are located in the yard to the west of the unit and are out of public view. This is a service yard via which goods are brought to and from the unit and therefore there are no sensitive receptors to new development within the yard. The proposed fixtures would not be visible from the customer car park or any public roads. The visual impact is acceptable.

Signage

There are two areas of proposed signage, on the north elevation facing into the car park over the entrance, and on the east elevation facing onto the road. The proposed signage would be backlit and would be proportioned as follows:

- On northern elevation, 7.59m wide by 5m high above shop entrance.
- On eastern elevation, 17.895m wide by 2.465m high just below roof level near north-east corner.

The subject site is located in 'zone 2' as per Schedule 6 of the County Development Plan (introduced under variation no. 5 of the Plan). The signs are considered to comply with the criteria set out in section 11.2.8 of the Plan and section 7 of Schedule 6 of the Plan, with the exception that the sign on the eastern elevation would be inappropriately lighted. This sign is placed high on the building though not being located over the shop entrance, and faces into a residential area. It is considered reasonable to grant permission for this sign on the condition that it is not backlit.

Public Realm

The Public Realm Department has stated no comment on the application.

Access, Transport and Parking

The Roads Department has sought additional information. The service yard is the service access for the unit. The Roads Department seeks swept-path analysis of heavy goods vehicles to confirm that the proposed developments will not prevent them from safely entering and egressing the site, and turning within the site as necessary.

This is a reasonable request for **additional information**.

Water Services

The water services report states no objection subject to standard conditions relating to flood risk.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising

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from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Further information should be sought regarding swept path analysis for HGV's for the service yard.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is requested to provide swept-path analysis of heavy goods vehicles to confirm that the proposed developments will not prevent them from safely entering and egressing the site, and turning within the site as necessary.

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REG. REF. SD21A/0336

LOCATION: Unit 1, Fonthill Retail Park, Fonthill Road, Dublin 22

jjohnston

**Jim Johnston,
Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

14/2/22


Eoin Burke, Senior Planner