

# Comhairle Chontae Atha Cliath Theas

**PR/0412/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0032      **Application Date:** 04-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 04-Feb-2022

**Correspondence Name and Address:** Joe Lawrence, Lawrence & Long Architects 13 Fitzwilliam Square,, Dublin 2.

**Proposed Development:** Change of use from a Bookmakers (from last used) to a community -based Resource Centre/Wellness Centre to be operated by Dublin Vineyard CLG. Internal alterations and modifications, including removal of internal walls and part levelling of floors to assist with achieving universal access. New hardwood sign fitted to the existing signage frame. Replacement of the two external doors to the street with new painted hardwood doors.

**Location:** 519, Main Street, Tallaght, Dublin 24

**Applicant Name:** Dublin Vineyard CLG

**Application Type:** Permission

(CM)

### **Description of Site and Surroundings**

Site Area: 0.0121 Hectares

#### Site Description:

The site is located at the corner of Main Street and Oldbawn Road and is a prominent site in Tallaght Village. The ground slopes down to the south, towards the N81. The building is a north-facing single-storey building with a pitched roof, and gable siding onto Oldbawn Road. It would appear to be two terraced (or perhaps originally semi-detached) cottages which were previously used as a bookmakers and are now vacant. There is a vehicular access to the rear of the building, from Oldbawn Road. Two front doors open directly into the public realm.

The site is located in the Architectural Conservation Area and Area of Archaeological Potential associated with Tallaght Village. Tallaght Village is also a registered monument (RMP Ref. DU021-037).

### **Proposal**

1. Change of use from a Bookmakers (from last used) to a community-based Resource Centre/Wellness Centre to be operated by Dublin Vineyard CLG.

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2. Internal alterations and modifications, including removal of internal walls and part levelling of floors to assist with achieving universal access.
3. New hardwood sign fitted to the existing signage frame.
4. Replacement of the two external doors to the street with new painted hardwood doors.

### **Zoning**

The application site is zoned 'Objective VC', which sets out 'To protect, improve and provide for the future development of village centres' under the South Dublin County Development Plan 2016 - 2022.

The site is also subject to the Tallaght Town Centre Local Area Plan 2020 – 2026, and is located in the Tallaght village centre Architectural Conservation Area (ACA).

### **Consultations**

Architectural Conservations Officer	Requests Additional Information.
HSE Environmental Health Officer Roads	No objection, subject to conditions. Requests Additional Information.
Environmental Services Department	No Objection.

### **Monitoring for SEA Sensitivity**

Overlaps with following layers:

- Architectural Conservation Area
- Areas of Archaeological Potential
- Record of Monuments and Places

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

**SD20A/0237** – Permission **granted** for Change of use of existing bookmakers to a café; opening hours Mon - Fri 8:00am - 12:00am, Sat - Sun 12:00pm - 12:00am including raising the height of the front entrance door. NB: Condition 2 of the permission omits the proposal to raise the height of the front entrance doors.

### **Relevant Enforcement History**

None found.

### **Pre-Planning Consultation**

PP086/21 – Consultation with Colm Maguire (Planner) and Irenie McLoughlin (Conservation Officer). Recommended to ensure works would protect exterior character. Recommended that

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change of use would relate to previous actual use of the site, not previous permitted use. Previous use is as a bookmakers.

### Relevant Policy in South Dublin County Development Plan (2016-2022)

Section 1.13.0 Retail Strategy

Section 4.2.0 Strategic Policy For Employment

Chapter 4 Economic Development & Tourism

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

Policy ET3 Enterprise and Employment (EE)

Chapter 5 Urban Centres & Retailing

Policy UC1 Urban Centres Overarching

Policy UC3 Village Centres

Section 5.1.2 Traditional Villages

Section 9.1.3 Architectural Conservation Areas

Policy HCL4 Architectural Conservation Areas

#### Objective 2

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

#### Objective 3

To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

Section 9.1.4 Older Buildings, Estates and Streetscapes

Policy HCL 5 Older Buildings, Estates and Streetscapes

#### Objective 3

To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Section 11.2.9 Shopfront Design

Section 11.3.6 Retail Development

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- (i) Retail Criteria
- (ii) Restrictions on Uses
- (iii) Fast Food/Takeaway Outlets

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

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 11.6.5 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

### **Tallaght Town Centre Local Area Plan 2016 - 2022**

Section 3.4 The Village

Land Use Mix/Urban Function:

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.

VL1: Consolidate mixed use residential uses.

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VL2: Develop the tourism potential of the historic Village in accordance with a Tourism Strategy for the area, including a heritage trail and potential community and cultural attractions.

VL6: Protect and enhance setting of protected structures and qualities of the ACA.

### **Relevant Government Policy**

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

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

**Section 5 – Dublin Metropolitan Area Strategic Plan**, in Regional, Spatial and Economic Strategy 2019 – 2031.

**Retail Planning Guidelines for Planning Authorities**, Department of the Environment, Community and Local Government (April 2012).

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

**Retail Strategy for the Greater Dublin Area 2008-2016**, Dublin Regional Authority and Mid-East Regional Authority, (2008).

### **Assessment**

The main issues for assessment are:

- Zoning and Council Policy
- Visual amenities
- Visual Amenities and Architectural Conservation
- Signage
- Public Realm
- Access and parking
- Environmental health
- Drainage
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The application site is zoned 'VC' with the objective 'To protect, improve and provide for the future development of Village Centres'. The applicant has provided a description of the proposed

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use as being a “resource centre / wellness centre” in which a variety of courses and activities are likely to take place, as well as offering some support services. The applicant is a church group and the services offered may be voluntary in nature (this is not specified).

The proposed use does not easily fit into a single use category as defined in the County Development Plan, but the following uses are all permitted in principle in the ‘VC’ zone:

- Community Centre
- Cultural Use
- Education
- Enterprise Centre.

As such the proposed use as described complies with the County Development Plan.

### Local Area Plan

The development appears to support or aims to support village-specific objectives contained in section 3.4 of the Local Area Plan, insofar as they are relevant. One relevant consideration in this regard is the setting of the ACA – see conservation section below.

### **Village Amenities**

Given the prominence of the site, the proposed use of the building (currently vacant) would contribute to the improvement of village facilities and would be an appropriate use. The Planning Authority welcomes the renewed use of this prominent building.

### Opening Hours

The applicant has proposed opening hours to midnight, seven days a week. The Environmental Health Officer has raised no issue in relation to potential noise impact. The Village Centre zoning of the site is the lowest level or urban centre in the South Dublin County Development Plan 2016 - 2022 at which ‘residential amenity’ is not a core concern when assessing development.

There are a number of public houses or takeaways in Tallaght Village which can be expected to remain open until late. It isn't clear that cafés in the area, as opposed to restaurants or takeaways, do. It remains to be seen therefore whether the proposed late opening hours would contribute to the “the environment and public realm of the village centre in terms of environmental quality, urban design, safety, identity and image”, as required under Policy UC3 Objective 4 of the Plan. It is considered appropriate to provide temporary permission for the later opening hours, with a renewal of these later hours to be subject to a later planning application, whereupon a more permanent decision should be made.

### **Visual Amenities and Architectural Conservation**

The site is located in the Tallaght Village Architectural Conservation Area. The proposal includes:

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- Replacement of the existing doors
- Changes to the interior fabric of the building (removal of a partition)
- Replacement of signage on an existing signage board to front of the building.

The SDCC Architectural Conservation Officer has provided the following report:

As you are aware pre-planning advice was provided by the undersigned as part of formal pre-planning issued by the Planning Authority under PP086/21.

Based on the pre-planning submission it was considered that some internal changes to opes and configuration of the internal layout would be deemed acceptable in principle if these changes do not directly impact on the external built fabric and character of the structure. Advice was provided with regard to Part M for universal access within an existing building and if works resulted in alterations to the original built fabric, this would be assessed on its merits with regard to any such requirements. I advised that these specific details should be included in any formal planning application along with a statement of impact with regard to any such visual impacts within the ACA i.e. signage for the new use etc.

The application submitted is for a change of use from bookmakers to a community based resource centre/wellness centre. Internal alterations and modifications are proposed which includes the removal of entire original party wall of No. 519 and the levelling of floors to assist with achieving universal access. It is proposed to insert a new hardwood sign fitted to the existing signage frame. It is also proposed to replace the two external doors with new painted hardwood doors. The new and continued use of the single-storey cottage is welcomed, however the removal of the entire original party wall of No. 519 was not included in the pre-planning details and is deemed to be unacceptable due to the level of original built fabric being removed. It should also be noted that a architectural impact assessment/statement of impact has not been submitted as part of the application for works to a structure within an Architectural Conservation Area, it is therefore considered that further information should be sought to address the items raised.

There are no specific details submitted for the overall design, colour and lettering of the new proposed sign. Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained.

Based on the above items raised it is recommended that Additional Information be requested in order to address those items;

5. The existing internal party wall at No. 519 Main Street should be retained and a central opening formed to allow a connection at this location. This will allow original built

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fabric to be retained whilst allowing the adaptive layout/use of the property as part of the proposed new use.

Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained.

Revised drawings should be submitted to show the party wall retained and proposed central opening for connection of the internal layout at this location. The retention of the existing doors should be shown on revised drawings and details provided with regard to their repair and retention.

6. Specific details on the proposed design, colour and lettering of the new proposed sign to be located on the existing signage frame should be requested to ensure appropriate signage within an ACA.

### Planning Department's Conclusion

Alterations to the interior of the structure should be carefully considered against the needs for protecting character and setting in an ACA. It would additionally be reasonable to allow the applicant the opportunity to engage a heritage consultant or conservation architect to provide written justification for the works, and this can also be included in the request for **additional information**.

### **Signage**

Having regard to the subject site's location within the ACA, it is considered that the Conservation Officer's comments above suffice to inform a **request for additional information**, and the standards in Schedule 6 of the County Development Plan are not as relevant. In the event of a grant of permission, it should be **conditioned** that the signage is not internally lit.

### **Public Realm**

The building fronts onto a public plaza space, which is partly in the ownership of the same land owner as the subject building, and partly in the ownership of South Dublin County Council. The ownership boundary is demarcated on the ground though there is no boundary between the works. The Public Realm Department has not provided a report.

The only works proposed here are the removal of a bollard from in front of the westernmost front door of the subject building, to facilitate use of the door. The Roads Department has queried the proposed removal of the bollard and the potential for vehicles to access the plaza. through the 2-metre gap that would be left between the building and the next bollard – see Access, Transport and Parking below.



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Noting the unusual location of the bollard and the necessity to provide access to the building from the public street on its primary façade, the removal of the bollard is acceptable.

### Access and Parking

The Roads Department has proposed the following items for additional information:

1. Applicant to propose measures to mitigate against risk of pedestrians egressing onto Oldbawn Rd in close proximity (i.e. A section of pedestrian railing at this location).
2. Applicant to propose access arrangements that comply with Part M Section 1.2 of the Building Regulations.
3. Applicant to propose additional/alternative measures that will retard the advancement of any vehicle on to the flagged plaza if the bollard was removed as is proposed (i.e. A section of pedestrian railing at this location).
4. Drawing to be submitted showing a proposed bicycle parking area that is in line with the SDCC CDP 2012-22.
5. Details of bin service arrangements (including collection location, bin size, etc) to be submitted to the planning authority.

Of the proposed conditions, nos. 1 and 3 are addressed below, no. 2 is not a relevant concern in relation to a planning assessment for re-use of an existing building, No. 4 is relevant and addressed below, and No. 5 is relevant and can be addressed as part of a **request for additional information**.

In relation to proposed conditions 1 and 3: the setting of the immediate area is a designed plaza and crossing area on Oldbawn Road. The carriageway to the west of the subject site rises to a paved raised table. This doesn't appear from observations to be slowing traffic to a level that would encourage comfortable pedestrian use of the village centre, and further measures may be required in the area. Having regard to policies UC1 and Actions, UC3 Objective 3, TM1 and Actions, interventions in this area should prioritise pedestrian use of the public realm over vehicular speed, but such permanent measures are (i) outside the scope of this application, and (ii) unreasonable to impose upon an applicant applying to use the front door of an existing building on a public street.

Furthermore, the proposed solution – a pedestrian railing – would compromise the urban design and character of the village, as well as pedestrian comfort and safety within the village centre / ACA, and the setting of the ACA. An appropriate non-permanent solution would be the provision of a plant box or similar to mark the ownership boundary to the west and in so doing provide a natural barrier to vehicles seeking to enter the space. This can be suggested as part of the **request for additional information**.

In relation to pedestrian safety, the only viable permanent solution in this area is to expand the pavement and reduce the width of the carriageway, which is excessive for a village centre. The junction radii at the junction of Main Road and Oldbawn Road are also excessive. Solutions seeking

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to keep pedestrians off the oversized carriageway will not reduce traffic speed or promote a vibrant village centre. Rectification of these issues is well outside the scope of this application and it would not be reasonable to expect the applicant to contribute to them given the scale and nature of the proposed works.

In relation to condition 4: provision of bicycle parking in the village could be improved and the subject site, or the SDCC lands just north of it, might be an ideal location for additional bicycle parking. Any such proposal would need to be (i) acceptable in terms of the setting of the ACA and therefore requiring the approval of the Conservation Officer; (ii) acceptable in terms of the impact on the public realm and therefore requiring the approval of the SDCC Public Realm Department, and (iii) proportionate in terms of the burden placed on the applicant where a change of use and internal alterations are sought for an existing structure in a village centre. Such considerations should form the basis for a **request for additional information**.

In relation to proposed condition 5: the applicant should provide details regarding waste collection as part of **additional information**.

### **Environmental Health**

The requirements of the HSE Environmental Health Officer in relation to food premises should be ascertained prior to the commencement of development, and this can be **noted** on any grant of permission.

### **Drainage**

The Environmental Services Department has no objection.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

### **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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

Having regard to the 'VC' land-use zoning and relevant policies of the South Dublin County Development Plan 2016 - 2022 and the Tallaght Town Centre Local Area Plan 2016 - 2022, the proposed change of use is considered acceptable in principle. The proposed physical works are not

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accepted in their entirety by the Conservation Officer, and reduced physical intervention is advised. In relation to the public realm and pedestrian safety, additional issues should also be addressed.

### Recommendation

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

1. (a) Items (b) to (c) contain requests arising from the SDCC Architectural Conservation Officer's appraisal of the proposed works. In addition to, or as part of, answering these requests, the applicant is requested to provide a written statement on the suitability of the proposed works from a Heritage consultant or Conservation Architect.  
(b) The existing internal party wall at No. 519 Main Street should be retained and a central opening formed to allow a connection at this location. This will allow original built fabric to be retained whilst allowing the adaptive layout/use of the property as part of the proposed new use. The applicant should provide revised drawings in this regard. Revised drawings should be submitted to show the party wall retained and proposed central opening for connection of the internal layout at this location.  
(c) Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained. The retention of the existing doors should be shown on revised drawings and details provided with regard to their repair and retention.
2. The applicant is requested to submit specific details on the proposed design, colour and lettering of the new proposed sign to be located on the existing signage frame.
3. The removal of the bollard to facilitate access to the building is acceptable. There is a concern regarding vehicular access to the public plaza and it is recommended that a low impact feature such as a plant box be installed in such a place to block vehicular access without blocking access to the door or interfering with pedestrian movements on the public footpath.
4. The applicant is requested to provide details of waste collection arrangements (including collection location, bin size, etc.).
5. The applicant is requested to show the provision of additional bicycle parking to facilitate the development, which should be so located as not to interfere with the character of the ACA or the designed public space.

Note: the applicant is invited to consult with the SDCC Public Realm Department and SDCC Architectural Conservation Officer, or to retain a suitably qualified conservation or heritage consultant to advise on possible impact on the ACA.


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**REG. REF. SD22A/0032**

**LOCATION: 519, Main Street, Tallaght, Dublin 24**

  
\_\_\_\_\_  
**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:**

31/3/22

  
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**Eoin Burke, Senior Planner**