

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0050 **Application Date:** 15-Feb-2022
Submission Type: New Application **Registration Date:** 15-Feb-2022
Correspondence Name and Address: Avison Young 4th Floor, 2-4, Merrion Row, Dublin 2
Proposed Development: The amalgamation of Unit 25 (c. 23sq.m) with adjoining existing ATM unit (c10sq.m) to provide single consolidated unit (c 34sq.m); existing ATM wall openings to be closed; the removal of an internal partition wall; existing door opening to be closed off at the rear of the unit; and all associated site development works.
Location: Unit 25 & adjoining ATM Unit, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22
Applicant Name: Liffey Valley Management Limited
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Visit: 24/03/2022

Site Area: Stated as 0.004ha

Site Description:

The subject site is located at Liffey Valley Shopping Centre, Clondalkin. The overall shopping centre site is bound to the north by the N4, the M50 to the east and Coldcut Road to the south. The site is situated on the ground floor and through the main atrium facing the car parking area, units 25 and 25A are immediately to the east of the first junction with the Liffey Valley Shopping Centre.

Proposal:

The proposed development consists of:

- The amalgamation of Unit 25 (c.23sq.m) with adjoining existing ATM unit (c.10sq.m) to provide a single consolidated unit (c.34sq.m);
- existing ATM wall openings to be closed;
- the removal of an internal partition wall;

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

- existing door opening to be closed off at the rear of the unit;
- and all associated site development works.

Zoning:

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

Consultations:

Water Services: No objection, subject to conditions.
Irish Water: No objection, subject to conditions.
Roads: No objection, subject to conditions.

SEA Sensitivity Screening:

Indicates no overlap with relevant layers.

Submissions/Observations /Representations:

None

Planning History for Subject Site:

Recent permission on overall site

SD22A/0049- Planning Permission sought for

- (i) Change of use from taxi office (permitted under Reg. Ref SD17A/0404) to a food and beverage/cafe use (c. 46.78sq.m);
- (ii) (ii) associated internal and external alterations (to include relocation of entrance door from western to northern elevation and reconfiguration of internal layout);
- (iii)(iii) signage zone (c 2.225sq.m) and
- (iv) (iv) all associated site works

This application is currently under assessment

SD19A/0308 - Units 15 & 16, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22 **Permission Granted** for amalgamation of retail unit No. 15 (174.5sq.m gross floor area) with retail unit No. 16 (174.3sq.m gross floor area) to provide for one retail unit of 355sq.m gross floor area; all associated site services and development works.

SD19A/0082- Permission granted by SDCC for 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

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

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.

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 Ascail an 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.

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

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

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.

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

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

(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, 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 Ascail 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 Pleanála 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

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

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.

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

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

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:

No relevant history recorded

Pre-Planning Consultation:

None recorded.

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.'

Retail (R) Policy 4 Liffey Valley Major Retail Centre

It is the policy of the Council to support the Level 2 retail function of Liffey Valley Shopping Centre.

R4 Objective 1:

To support Liffey Valley as a Major Retail Centre and allow for the growth of the existing shopping centre and complementary leisure, retail warehouse and

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

commercial land uses.

R4 Objective 2:

To support and facilitate consolidation of the quantum and quality of the retail offering at the Liffey Valley Major Retail Centre.

R4 Objective 3:

To support the development of retail warehousing within the Liffey Valley Major Retail Centre.

R4 Objective 4:

To prepare a Local Area Plan for the Liffey Valley Major Retail Centre with reference to the retail warehousing zone at the adjoining Fonthill Industrial Estate.

R4 Objective 5:

To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit.

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 of the potential route options to ensure the most direct and efficient route is taken.

Table 11.19 Signage

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation.

Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.

Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.

Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.

Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).

Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.

Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.

Relevant Government Guidelines:

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

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

Assessment:

The main issues for assessment relate to

- Zoning and Council policy,

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

- Visual Amenity,
- Water Services,
- Screening for appropriate assessment,
- Screening for environmental impact assessment.

Zoning and Council Policy

The site is located in an area which is zoned 'MRC' 'To protect, improve and provide for the future development of a Major Retail Centre.' A development consisting of amalgamating a retail unit with an adjoining existing ATM unit would be permitted in principle within Zoning Objective 'MRC'.

Visual Amenity

The proposed amalgamation of two units is relatively minor in scale in the overall context of the Liffey Valley Centre and relates to internal changes only. The Planning Authority has no objection to the reorganisation of units resulting in the change from 2 individual retail units to 1 larger retail unit to suit the requirements of a particular retailer, within the existing Liffey Valley Shopping Centre which is a Major Retail Centre. The closing of the ATM opening and the existing door to the rear along with the removal of the internal partition wall is considered appropriate. The proposal would not impact any visual or residential amenity and therefore is considered acceptable.

Services & Drainage

Water Services and Irish Water reports note no objection, subject to conditions. It is considered appropriate that relevant conditions be attached in the event of a grant of permission.

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

Other Considerations:

Development Contributions

Amalgamation of 2 units 23sq.m and 10sq.m

New units size: 34sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Retail	Amalgamation of two units 23sq.m+10sq.m New floor area = 34sq.m
Land Type	Site Area
Brownfield/Urban Consolidation	0.003ha as stated

Conclusion

Having regard to the 'MRC' zoning objective of the subject site, the policies and objectives of the South Dublin County Council Development Plan 2016-2022 it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the proper planning and sustainable development of this area.

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

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

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. **Restrictions on Signage.**

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.

REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

3. **Drainage - Irish Water.**

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

4. **Minimise Air Blown Dust.**

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

5. **Construction Noise and Hours.**

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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.

Comhairle Chontae Atha Cliath Theas

PR/0478/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0050

LOCATION: Unit 25 & adjoining ATM Unit, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22

Colm Harte

**Colm Harte,
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: 11/4/22


Eoin Burke, Senior Planner