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08 June 2022

**Additional Information Response for Planning Application by Cedarglade Ltd.
Main Street, Newcastle, Co. Dublin (Reg. Ref. SD21A/0311)**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, are instructed by Cedarglade Limited (Musgrave House, Ballycurreen, Airport Road, Co. Cork) to submit this Further Information Response for the proposed change of use at Main Street, Newcastle, Co. Dublin.

This response comprises:

- Revised Drawings from MCA Architects
- Revised CGI by Big Lolly
- Revised Landscape Plan by Murray Associates Landscape Architects

6 no. copies of the above material are submitted for the consideration of the Planning Authority as per the requirements of the further information request by Council.

We confirm that all matters have been positively responded to and we trust a grant of permission will be forthcoming. Our client is keen to obtain the relevant planning consent on this site at the earliest opportunity and look forward to a positive response from Council with regard to this further information.

Item 1

Further Information Request:

- A. Notwithstanding that the proposal largely comprises of internal re-configuration of the layout permitted under SD20A/0037, the Planning Authority is concerned that the proposed development has not taken enough cognisance of the curtilage in which the structure will now sit and how the pharmacy use will significantly change the dynamic of the use of this space, specifically to the rear/south of the site. It is not clear how the space that immediately abuts the entirety of the structure will now function and it is unclear how the pharmacy will successfully operate on this site.**

Response: We refer the Local authority to the attached revised drawings by MCA Architects that specifically addresses the functionality of the proposed scheme with enhanced connectivity to the main street and new measures to activate the space to the rear in conjunction with the new uses. Further details are provided under our response to each item below.

- i. The Planning Authority request that a usability and functionality study of all the lands surrounding the entire subject structure be carried out and submitted. This study should include proposals for the usability and functionality of each of the spaces and any nooks and crannies created by the structure.**

Response: We refer the Local Authority to the attached drawings by MCA Architects and CGI by Big Lolly that envisage this space as being a public outdoor space with spaces for sitting and pausing while leaving either the pharmacy or the community use at first floor level. The terrace is south facing which is favourable for daily sunshine and it is also envisaged that customers of the SuperValu store will avail of the in store coffee offering and utilise this outdoor space at various times of the day.

Drawing 2018.51.P25 by MCA Architects shows how access is achieved at grade from both the main street and car park sides of the building. The building can be accessed from Street level via main street to enter directly to the pharmacy at ground floor level or to take the passenger lift or stairs to the community use at first floor level. External steps to the east of the building can take customers to car park level to access the supermarket or the pharmacy via the ramp at the south side of the building.

The landscape plan by Murray Associates illustrates that the outdoor space on the car park side of the building will be a high quality space with opportunities for sitting and relaxing after exiting the community use, the pharmacy or the supermarket.

- ii. The usability and functionality study should demonstrate in a clear and concise way how the proposed layout would be universally accessible, particularly from the Main Street, the new estate road to the west, the access to the south east and the car park to the rear of the building.**

Response: We refer the Local Authority to the attached drawings by MCA Architects that illustrate:

- level access at ground floor level from Main Street,
- ramped access from the estate road to the west,
- lift access from ground floor to upper levels from main street and rear entrance from car park,
- additional platform lift within pharmacy floor area to facilitate access between levels and from the pharmacy entrance.

The above alterations permit accessibility of the proposed uses and associated external spaces are accessible to all. We trust this is to the satisfaction of the Local Authority in relation to provision of universal accessibility.

- iii. If the spaces are not to be universally accessible the applicant should clearly indicate uses of these spaces and their functionality and provide design solutions for their protection and success.**

Response: As stated above in our response under items (i) and (ii), the proposed amendments to the scheme enhance the outdoor spaces and building design to make them more usable and accessible to all users of the proposed building.

- B. The drawings provided by the Applicant appear to indicate retaining walls which dissects the entrance plaza to the rear of the mixed-use building with no clear access from the sloping footpath from the car parking ramp, nor from the estate road to the community space entrance to the east. Notwithstanding the previous grants of permission on this site, the previous uses of**

community and café were complimentary and would have ensured that the space surrounding the structure was active. The Planning authority is not convinced that the proposed pharmacy will activate each of these spaces in a successful way. In this regard:

- i. The provision of cross sections through the car parking area, entrance plaza and mixed use building (including on a north western to south eastern axis) should be submitted to aid in the understanding of this area, particularly the changes in levels and access arrangements.*

Response: We refer the Planning Authority to the attached Plan 2018.51.P24 by MCA Architects that illustrates sections through the mixed use building illustrating the interface with the entrance plaza and car park area. The applicant acknowledges that the pharmacy is unlikely to be a source of significant levels of usership of the outdoor terrace area and the levels have now been amended in this space so it is more readily accessible from the community use and car park area adjoining the SuperValu store. The space is south facing and will include seating to allow customers to linger at this location before and after events in the community use building or to enjoy a coffee/beverage from SuperValu where refreshments are readily available. Drawing 2018.51.P25 illustrates the accessibility of each of the spaces surrounding the building and the routes to and from car park level and from main street. We trust this is to the satisfaction of the Local Authority.

- ii. 3D or CGI drawings of:*

(a) the area at the proposed sole entrance to the Community Centre and

(b) the access point to the rear of the Pharmacy unit previously notated as 'café external seating area' are requested to be submitted.

Response: We refer the Planning Authority to the attached CGI by Big Lolly Architectural Visualisations that illustrate the area to the rear of the proposed mixed use building. It is worth noting that an additional entrance is now proposed to the community use from Main Street also, which is not specifically illustrated on the attached CGI, and is provided via lift or stairs, directly from the Main Street. The proposed outdoor space is landscaped with high quality finishes and seating to form an inviting environment that will ensure high levels of usage and activity throughout the day.

- C. The applicant should note that if the findings of the usability and functionality study require significant modifications to be made to the overall design revised proposals to include drawing should be submitted to address all findings and concerns that the Planning authority may have. At a minimum, it should be demonstrated that each of the spaces will not result in dark and unusable spaces which may give rise to anti-social behaviour.*

Response: We refer the Planning Authority to the attached plans by MCA Architects and Big Lolly Architectural Visualisations that illustrate the outdoor spaces associated with the pharmacy and community use will be well utilised and include high quality finishes to ensure a pleasant outdoor space for all users. While some minor alterations to levels are proposed, these allow for accessibility for all and do not represent significant modifications to the spirit or intent of the scheme as initially put forward. There are no residual areas created by the proposed scheme and opportunities for anti social behaviour will be minimal. We trust this is to the satisfaction of the Local Authority and addresses any concerns they may have.

- D. *The applicant is requested to confirm if the access from the estate road will be closed at certain times of the day/night and how this closure of the space will appear (drawings to be submitted, if a gate is to be proposed).*

Response: We can confirm on behalf of the applicant that the estate road to the west is not and will not be closed at any time during the day or night. This road provides access to residential properties as well as the neighbourhood centre at this location and therefore requires 24 hour access. We trust this confirms the situation for the Local Authority.

Item 2

Further Information Request:

The Planning Authority is concerned with the changes in the levels in proximity to the site, especially in relation to the finished floor levels of the structure and accessibility to the lands to the rear/south of the structure and to the east. The level differences are noted as follows (Levels below are taken from the original drawings permitted under SD20A/0037).

- The level of the permitted car parking is approximately 91.5. The level of the permitted café external seating area is approximately 90.6, which represents a level difference of 0.9m. This level difference is even greater (level difference of 2m) when using the finished floor level of the originally permitted café, 89.5).
 - The original ground floor access to the community centre is approximately 89.5 and the now proposed sole access to the community centre is 91.3m. The level difference is approximately 1.8m.
 - The level of the permitted car parking is approximately 91.5. The level of the entrance to the community space is 91.3, a difference of 0.2.
- i. Having regard to the above, the applicant is requested to demonstrate how the level changes will be addressed to ensure adequate functionality of both the pharmacy and the community space
- ii. With regard to the slight level change from the permitted car parking to the level of the entrance to the community space the applicant is requested to confirm that this will be a sloped pathway and will not be provided with a step. If it is a slope in the pathway this should be clearly notated on drawings similar to notation of the pathway from the car parking area to the originally granted 'café external seating area'.

Response: We refer the Local Authority to the attached drawings by MCA Architects that illustrate both stepped and ramped access to and from the car parking area and estate road to the west to the pharmacy use. The pharmacy entrance is separated from the outdoor space and community use entrance by a retaining wall. Entrance to the community use and outdoor space is via a slightly sloped pathway with a level difference of 0.1m, which is not significant. The interior of the pharmacy use has been amended to show stepped and platform lift access to the two levels within the retail space. These level differences and access routes will allow full accessibility to the site for all users as illustrated on the attached plans.

Item 3

Further Information Request:

The Planning Authority has concerns regarding the universal accessibility of the mixed-use building. It is noted that the proposed development includes elevational amendments which will result in the reduction of the total number of access points to the building. The drawings

provided by the Applicant indicate the removal of 4 No. access points, including 1 fire exit. The Planning Authority has significant concerns regarding the removal of the access point in the north-eastern corner of the building, which was previously granted for ground floor access to the lift to the first-floor community space. The Planning Authority notes that permission was previously granted (SD20A/0037) for development:

'comprising of a cafe (c.225sq.m) at ground floor and a community centre at the first floor (c.140sq.m) with associated ground floor access (total GFA c.468sq.m).'

It is noted that changes in the north-eastern access will reduce the access to the first-floor community centre to 1 access point, which is located 1.8m above street level. The access to the community centre therefore appears to be orientated towards the permitted car park to the rear of the building and away from the front and street level (potentially making the community space car-centric). This could potentially lead to the disenfranchisement of other members of the community from fully accessing the site, such as children, older people and non-car users. Furthermore, it is unclear how mobility impaired access to the community space will be achieved, particularly from street level.

- i. **The applicant is requested to confirm the above and modify the proposed development as follows:**
 - (a) **the access point at street level should be re-instated to facilitate universal access to the first-floor community centre from the Main Street.**

Response: We refer the Planning Authority to the attached drawings by MCA Architects that illustrate the reinstatement of the proposed entrance from main street to provide access to the community use at both sides of the development. A lift is provided within the Community Use entrance lobby to allow all users to access the entry level to the community use to the rear or the community use itself at first floor level. Stair access is also provided from this entry point. The entry point at the east side of the building via Main Street is also reinstated in a slightly revised location. We trust this is to the satisfaction of the Local Authority.

Logical Consulting are the building surveyors for the proposed building and from a cursory review of MCA drawing (P25), have indicated that the access routes meet the requirements of Part M; however, the DAC application will still need to go through the statutory review process for Building Control's approval, which is a separate approval process to planning.

- (b) **the access from the car park to the community space entrance should be clearly demonstrated in plan form to provide a pathway to the community centre void of steps and obstacles for the mobility impaired.**

Response: We refer the Planning Authority to the attached drawings by MCA Architects that illustrate the almost level access between the car park and the entrance to the community centre. The level difference is 0.1m which can be accommodated through a slight sloping of the pavement. A ramped access is then provided to the pharmacy use from the car park. We trust this is to the satisfaction of the Local Authority.



Access from Car Park to Community Centre Void of steps

- ii. *The Planning Authority notes that the Applicant has not provided a rationale or justification for the removal of the internal fire escape stair and lobby at ground and first floor levels and associated fire exit in the western elevation of the building. The applicant should demonstrate that the removal of this fire escape route and exit point would be acceptable from a fire safety perspective.*

Response: The final internal layout for the pharmacy will be subject to the ultimate occupier. We confirm to the Local Authority that no alterations are proposed to the community use at first floor level other than the removal of the fire escape stairs and the addition of a disabled toilet at first floor level. Appropriate provision for fire escape are provided within the proposed development.

We refer the Planning Authority to the attached granted FSC 183/21 for the original mixed use building. The FSC was granted for a single stair serving the first floor community centre as the (Occupant Load Factor) OLF was less than 50 occupants, the travel distance at first floor was within 18m and the stairs served one occupancy only.

Item 4

Further Information Request:

The Applicant is requested to provide the following additional drawings to facilitate the complete assessment of the proposed development:

- (i) Elevations and Sections of the Existing mixed-use building permitted under SD20A/0037.
- (ii) More detailed floor plans demonstrating the proposed layout of the Pharmacy unit at ground floor level and confirming that no amendments are proposed to the Community Centre at First Floor Level.

(iii) Cross Sections through car park, entrance plaza and mixed-use building.

Response: We refer the Planning Authority to the attached plans by MCA Architects that show the permitted elevations and sections, more detailed floor plans of the proposed pharmacy use showing difference in levels and general layout and cross sections through the proposed mixed use building, entrance plaza and car park. The final internal layout for the pharmacy will be subject to the ultimate occupier. We confirm to the Local Authority that no alterations are proposed to the community use at first floor level other than the removal of the fire escape stairs and the addition of a disabled toilet at first floor level. We trust this is to the satisfaction of the Planning Authority in the context of the concerns outlined under previous points above.

Item 5

Further Information Request:

- (i) A full landscape masterplan for all the lands that immediately about the subject structure is requested to be submitted.**

Response: A landscape masterplan for the lands surrounding the mixed use building is now attached by Murray & Associates Landscape Architects. The landscape plan illustrates a full range of hard and soft landscaping proposals surrounding the building to affectively assimilate the structure into the site. Specific measures are proposed within the outdoor space to make this a safe place to sit and linger and we trust the full plan is satisfactory to the Planning Authority.

- (ii) The Planning Authority welcomes the retention of the extensive glazing along the western elevation of the building. To protect and strengthen this element of the design, the Planning Authority seeks the inclusion of defensible planting along the strip of green space along the western elevation beneath the glazing. This element should form part of the landscape masterplan requested under item i. above.**

Response: The landscape masterplan attached illustrates planting along the glazed treatment of the western elevation. This is also shown on the Big Lolly visualisations showing the west side of the building. This proposal will provide defensible space between the glass window of the pharmacy and the public road to the west. We trust this is to the satisfaction of the Planning Authority.

- (iii) Clarification is required regarding the proposed planting along the southern elevation adjacent to the curved wall of the south-western corner of the unit. It is understood that this area was originally intended to be for outdoor seating for the café unit. However given the proposed Change of Use, clarification is required as to the proposed treatment of this area.**

Response: As illustrated on the original plans the area adjacent to the curved wall at the south western boundary was only ever intended to be an access path and was not intended to be used for seating given the available width and access requirements. This access purpose is to be maintained for the proposed pharmacy use. The adjoining outdoor space where café seating was originally proposed, will now include bench type seating and become a space for people to gather and linger following events in the community centre use or to enjoy refreshments from the adjoining SuperValu store. It is intended that this will be a safe space that is used throughout the day and evening as events take place. The

area will be well lit and be constantly passive surveyed to enhance the feeling of security. We trust this is to the satisfaction of the Planning Authority.

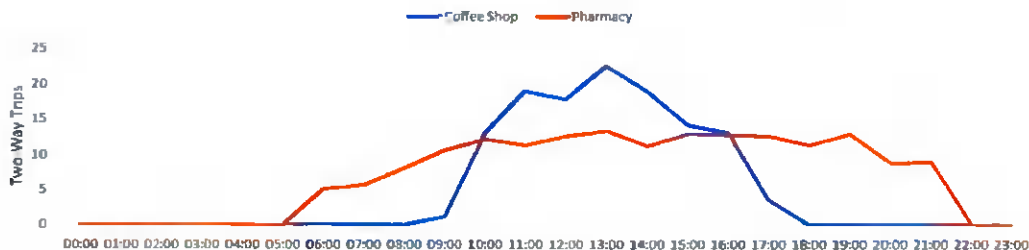
Item 6

Further Information Request:

The Planning Authority has concerns that the proposed pharmacy use will result in a different dynamic than that created by a cafe /community centre, which was initially assessed in previous planning permission. The pharmacy is likely to generate additional deliveries and will generate 'quick-stop' journeys to collect medication. Having regard to the proposed change of use and the nature of the use, the applicant is requested to explore both these issues and submit revised proposals that demonstrate that considerations has been given to loading of deliveries and providing ease of access for quick collections from Main Street and confirm if on-street car parking can be provided. In this regard, the applicant should liaise with the Roads Department.

Response: We refer the Planning Authority to the attached details by MCA Architects that indicate The SuperValu car park layout has been revised to show a designated parking space for deliveries to the proposed pharmacy which can be accessed from the rear. There is no restricted access from SuerValu to the proposed pharmacy.

A TRICS trip generation exercise carried out by DBFL Consulting Engineers for a pharmacy and cafe indicates a higher peak demand for the café (this does not take into account dual trips at both potential land uses e.g. users going to the Supermarket and then the café or pharmacy).



We therefore submit the pharmacy would have a steadier flow of activity throughout the day, will not give rise to specific peak periods that may lead to congestion and can be easily serviced and access from the SuperValu car park.

We have responded positively to all items of the Further Information Request by South Dublin County Council and respectfully submit that the Local Authority can now issue a grant of permission without delay.


This submission is made within the 6 month period required to respond to the further information request and 6 copies of all information referred to in this response are attached for the Local Authority.

We confirm that we act for Cedarglade Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries please contact me directly.

Yours sincerely,



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Enclosed:

Revised Drawings by MCA Architects
Revised Visuals by Big Lolly Visualisations
Updated Landscape Drawings by Murray Landscape Architects
Granted Fire Cert from Logical Real Estate Consulting