

Thornton O'Connor Town Planning
1, Kilmacud Road Upper
Dundrum
Dublin 14

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

Decision Order Number: 0815	Date of Decision: 27-Jun-2022
Register Reference: SD22A/0128	Registration Date: 03-May-2022

Applicant: Ardstone Homes Limited

Development: Amendment to Block D2, located towards the south-eastern corner of the site located north of Scholarstown Road called 'Two Oaks', formally incorporating dwellings known as 'Beech Park' and 'Maryfield' (657sq.m) of the scheme granted under ABP Ref: 305878-19 and the non-material amendments permitted under ABP Ref: 311752-21; Block D2 as granted provided two retail units at ground floor level measuring 135sq.m and 112sq.m and a restaurant/cafe at first floor level measuring 271.5sq.m; The amendment proposes the provision of a single retail unit in Block D2 comprising the amalgamation of the two permitted ground floor units and the change of use of the first-floor unit from restaurant/cafe to ancillary retail floor area principally providing storage/back-of-house/office space for the retail unit at ground floor level; and all associated works. Retention permission is sought for minor elevational changes to Block D2.

Location: Site at Scholarstown Road, Rathfarnham, Dublin 16

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 03-May-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The proposed development would provide for an approx. 520.5sq.m retail unit. This is a significant increase to what was previously permitted per unit. It is noted that this size of unit does not trigger the preparation of a full Retail Impact Assessment or Transport Impact Assessment under the South

Dublin County Development Plan 2016-2022. However, the Planning Authority has concerns of the impact of the proposal on the vitality and viability of surrounding retail centres, including the Knocklyon District Centre. The sequential approach also has not been demonstrated to justify a unit of this size outside a zoned retail area. The applicant is therefore requested to provide justification for a retail unit of this size at this location. The Planning Authority would have particular concerns in relation to impact on surrounding retail centres and traffic generation. The applicant should also indicate opening hours of the unit.

b). The applicant is requested to clearly delineate the net retail floorspace of the subject development

2. (a) Considering the proposed amalgamation of the units in Block D2, and the potential increase in traffic generated, the car parking ratio for the development as a whole must be carefully considered. The applicant is requested to submit a car parking rationale including calculations used, and, if applicable, a revised car parking drawing. This will need to reflect on the type of retail unit that will be in operation, and the anticipated customer footfall/staff numbers and associated parking demand, and to propose a parking provision that reflects this analysis. Please refer to the South Dublin County Development Plan 2016-2022 Tables 11.23 & 11.24 for guidance on car parking rates.

(please also note Item no.3 in relation to new Development Plan)

(b) The applicant is requested to submit a bicycle parking rationale including calculations used. This will need to reflect on the type of retail unit that will be in operation, and the anticipated footfall/staff numbers and associated bicycle parking demand, and to propose a parking provision that reflects this analysis. Please refer to the South Dublin County Development Plan 2016-2022 Table 11.22 for guidance on minimum bicycle parking rates.

3. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022.

In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0128

Date: 29-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**