

Comhairle Chontae Atha Cliath Theas

PR/0916/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0152 **Application Date:** 27-May-2022
Submission Type: New Application **Registration Date:** 27-May-2022

Correspondence Name and Address: Denis Williams Design Services Ltd Block 2,
Quayside Business Park, Mill Street, Dundalk, Co.
Louth.

Proposed Development: Shopfront alterations which comprise of fitting of
new branded signage (after removal of existing
signage/ or over existing signage) onto existing
shopfront, replacement of existing ATM with new
ATM (location retained); minor internal alterations to
existing front banking hall to consist of new internal
SSBM/ ATMs within new room.

Location: Ulster Bank, The Mall, Lower Main Street,
Edmondsbury, Lucan, Co. Dublin

Applicant Name: Permanent TSB Public Limited Company

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0201ha

Site Description:

The subject site is located at the corner of The Mall, Main Street and Strawberry Bridge Road in Lucan, Co. Dublin and is comprised of a 2 No. storey commercial building, which is currently in operation as a Bank.

Proposal

The proposed development consists of:

- Alterations to the existing shopfront comprised of the removal of existing 'Ulster Bank' branded signage and its replacement with new 'Permanent TSB' branded signage in the same location and with the same dimensions as the existing signage.
- Replacement of the existing ATM with a new ATM in the same location in the front elevation along Main Street.
- Alterations to the internal layout of the ground floor level to consist of new internal SSBM/ATMs within a new room
- All ancillary site works above and below ground.

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Zoning

The site is adjacent to lands subject to zoning objective 'VC' – *'To protect, improve and provide for the future development of Village Centres'* in the South Dublin County Council Development Plan 2016-2022.

Consultations:

Drainage and Water Services Department – No objection, subject to conditions.

Irish Water – No objection.

Roads Department – No objection.

Parks and Public Realm Department – No objection.

Architectural Conservation Officer – No report received at time of writing.

SEA Sensitivity Screening

Overlap indicated with the Protected Structure, Architectural Conservation Area and Area of Archaeological Potential, Record of Monuments and Places layers.

Submissions/Observations /Representations

Final date for submissions/observations – 30th June 2022.

None received.

Planning History for Subject Site

SD04A/0929

Removal of existing ramp and to construct a new ramp and associated works to retain existing level access. **SDCC Decision:** Grant Permission, subject to conditions.

Relevant Enforcement History

No relevant history recorded

Pre-Planning Consultation

None recorded.

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

Section 5.1 Urban Centres

URBAN CENTRES (UC) Policy 1 Urban Centres Overarching

Urban Centres (UC) Policy 3 Village Centres

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:

- 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.*

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.2.9 Shopfront Design

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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

Zoning and Council Policy

The application site is subject to zoning objective 'VC' – *'To protect, improve and provide for the future development of Village Centres.'* The use of signage and a replacement ATM associated with an existing commercial use is considered acceptable.

Visual Amenity

The proposed signage is in accordance with the guidance contained within Section 11.2.8 *'Signage – Advertising, Corporate and Public Information'*. Given the proposed signage will replace existing signage, it is considered that the proposed development will not adversely impact on the visual amenity of the area.

Drainage and Water Services

The Drainage and Water Services Department 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.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development seeks permission for replacement of existing signage, replacement of an existing ATM and minor internal alterations to a commercial premises (Bank).

Having regard to:

- the small scale nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore 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 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.

Other Considerations

Development Contributions

The proposal is for replacement of existing signage and an existing ATM and minor internal modifications. No new floor area is proposed.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (Sq.M.)
Replacement of Existing Signage and Existing ATM and minor internal modifications	0 sq m
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.0201

Conclusion

Having regard to the 'VC' 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.

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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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance 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. Signage.
No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are permitted in this Application, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.
3. Drainage and Water Services
 - (a) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (b) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (c) All works shall comply with the standards, codes and practices of Irish Water in relation to water and wastewater infrastructure.REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water

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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.

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.

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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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0152

**LOCATION: Ulster Bank, The Mall, Lower Main Street, Edmondsbury, Lucan, Co.
Dublin**

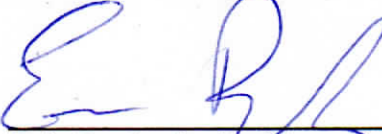
Colm Harte

**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:

2/7/22


Eoin Burke, Senior Planner