



**Planning and Transportation Department  
South Dublin Co. Council  
Civic Offices  
Town Centre  
Talaght  
Dublin 24**

**25-August-2022**

**RE: Third Party Observation.**

**Planning Application Reference No. Reg. Ref. No. SD22A/0312.**

**Construction of a single storey Discount Foodstore Supermarket with ancillary off-licence at Main Street, Newcastle Co. Dublin for Lidl Ireland GmbH.**

**Dear Sir/Madam.**

We note from the plans and particulars submitted with the above application that the surface water from the proposed development will *'discharge via an existing drainage ditch currently servicing the existing 0.6m diameter culvert to the north west corner of the site'*. We understand that this culvert discharges into a surface water sewer traversing The Old Glebe on the northern side of Main Street.

Recently Pavement Homes completed a small residential development on lands west of the application Site, known as St. Finian's Way. This development was carried pursuant to a Grant of Permission by An Bord Pleanála under SDCC Reg. Ref. No. SD18A/0363 and ABP-304908-19.

Unit 13, Block G,

Greenogue Business Park,

Rathcoole, Co. Dublin.

info@pavementhomes.com

The plans and particulars submitted with our application indicated that surface water disposal from our proposed development would discharge into an existing surface water sewer on the north side of Main Street, at a point along the line of the existing surface water sewer from the above culvert to The Old Glebe.

The Decision by SDDC to Grant Permission for our proposed development was appealed by the landowner of The Old Glebe on the grounds that the disposal of surface water would have an adverse impact on the existing pond in the rear garden of The Old Glebe. An Bord Pleanála considered that the concerns raised by the Third Party were warranted and that the alternative route submitted to the Bord addressed the concerns of the Third Party. Following the Grant of Permission by the Board, Pavement Homes were required to lay a new surface water sewer along Main Street from our Site (St Finian's Way) to Market Square. Market Square is a residential development completed by Pavement Developments and is located on the north side of Main Street, east of the application site. This sewer has been laid and passes by the road frontage to the application site.

Our development was not allowed to add additional capacity to the existing surface water traversing The Old Glebe and therefore equally the same should apply to the proposed development by Lidl. Otherwise, Pavement Homes will have been singled out with an unnecessary financial burden. It would appear to be more appropriate that the proposed development discharges to the new surface water sewer that Pavement Homes laid along Main Street and through the development at Market Square with all necessary consents for the same.

Yours faithfully



Tom Goldrick, Managing Director,

Phone: 01 4018281

Unit 13, Block G,

Greenogue Business Park,

Rathcoole, Co. Dublin.

info@pavementhomes.com

**Tony Goldrick,  
Pavement Homes  
Unit 13., Block G,  
Greenogue Business Park  
Rathcoole  
Co. Dublin**

**Date:** 29-Aug-2022

Dear Sir/Madam,

**Register Ref:**  
**Development:**

SD22A/0312

Construction of a single storey Discount Foodstore Supermarket with ancillary off-licence use (with mono-pitch roof and overall building height of c. 6.74 metres) measuring c. 2,207sq.m gross floor space with a net retail sales area of c. 1,410sq.m; Construction of a vehicular access point to Main Street Upper and associated works to carriageway and including partial removal of boundary wall / facade, modification of existing footpaths / public realm and associated and ancillary works including proposed entrance plaza area; Demolition of part of an existing rear / southern single storey residential extension (and related alterations to remaining structure) of Kelly Estates building; The original Kelly Estates building (a protected structure - Eircode: D22 Y9H7) will not be modified; Demolition of detached single storey accommodation/ residential structure and ancillary wall/ fence demolitions to rear of existing Kelly Estates building; Demolition of existing single storey (stable) building along Main Street and construction of single storey retail /cafe unit on an extended footprint measuring c. 118sq.m and associated alterations to existing Main Street boundary facade; Renovation and change of use of existing (vacant) two storey vernacular townhouse structure to Main Street, and single storey extension to rear, for retail/ commercial use (single level throughout) totalling c. 61sq.m; Repair and renewal of existing Western and Eastern burgage plot tree and hedgerow site boundaries; Provision of associated car parking, cycle parking (and staff cycle parking shelter), pedestrian access routes and (ramp and stair) structures (to / through the southern and western site boundaries to facilitate connections to potential future development), free standing and building mounted signage, free standing trolley bay cover /enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, boundary treatments and divisions, retaining wall structures, drainage infrastructure and connections to services/ utilities, electricity Substation and all other associated and ancillary development and works above and below ground level including within the curtilage of a protected structure.

**Location:** Main Street Upper, Newcastle, Co Dublin  
**Applicant:** Lidl Ireland GmbH  
**Application Type:** Permission  
**Date Rec'd:** 26-Jul-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdublincoco.ie](http://www.sdublincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, [www.sdublincoco.ie](http://www.sdublincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named **"Notify me of changes"** and click on **"Subscribe"**. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney  
for **Senior Planner**