

## **3<sup>rd</sup> Party Submission**

**RE: Proposed Development, at  
Main Street Upper,  
Newcastle Co. Dublin  
by Lidl Ireland GmbH**

**South Dublin County Council  
Reg.Ref: SD22A/0312**

**On behalf of**

**Cedarglade Ltd.**

August 2022

**Brock  
McClure**

Planning & Development Consultants

63 York Road,

Dun Laoghaire,

Co. Dublin

[www.brockmcclure.ie](http://www.brockmcclure.ie)



## Table of Contents

<b>1</b>	<b><i>Introduction</i></b> .....	<b>3</b>
<b>2</b>	<b><i>Insufficient Retail Floor Space</i></b> .....	<b>4</b>
<b>3</b>	<b><i>Failure to Demonstrate Demand and Appropriateness of the Retail Offer</i></b> .....	<b>4</b>
<b>4</b>	<b><i>Key Building Frontage Objective</i></b> .....	<b>5</b>
<b>5</b>	<b><i>Removal of Hedgerows</i></b> .....	<b>5</b>
<b>6</b>	<b><i>Conclusion</i></b> .....	<b>5</b>



## 1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have been instructed by our client, **Cedarglade Ltd., Musgrave House, Ballycurreen, Airport Road, Cork. Ireland**, to lodge this observation in relation to development as proposed under **Reg. Ref. SD22A/0312**

We enclose herewith the required statutory fee of €20 for the making of this observation in accordance with the Planning & Development Regulations 2001, as amended. We confirm that prior to lodging this third-party submission, we reviewed the public planning file online, including the application reports and drawings.

As set out in the public notices, the proposed development will consist of:

*“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.”*

In review of the proposal, we request that the planning authority give particular consideration to the following:

- There is insufficient floorspace as set out in the Newcastle Local Area Plan to cater for any future supermarket expansion.
- There is insufficient population and demand to serve the Applicant’s retailing proposal.
- The subject proposal will undermine the existing and planned retail provision in the Town.
- The proposal is entirely inconsistent with the provisions of the Local Area Plan and the County Development Plan.



## 2 Insufficient Retail Floor Space

It is our professional planning opinion that the subject proposal is entirely inconsistent with Newcastle's Local Area Plan particularly the retail floorspace provision. It is considered that the town is incapable of absorbing an additional large convenience retailer.

It is submitted that the level of retailing available at present in the town of Newcastle and with the future addition of Supervalu on the neighboring site is serving local retailing requirements.

The LAP notes that the footprint of the retail core designated under the LAP *“has been limited to provide for small to medium scale retail development that will cater for the local needs of Newcastle Village.”* It is noted that the proposed scale of the proposed Discount Foodstore at this site is not small-to-medium scale and in fact, is large scale with a total gross floor area of 2,207sq m and a net retail floorspace of c. 1,410sq m. We note that this footprint of a store is too large compared to Objective LUD2 which states:

*“That the preferred location for retail and service development along Main Street is around retail nodes situated close to existing businesses. Such development shall be commensurate to the local needs of Newcastle Village and shall be comprise a medium sized supermarket (up to 1,500sqm net) and small scale flexible use commercial and retail units.”*

[BMC Emphasis]

It is respectfully submitted that the provisions and requirements of a medium sized supermarket are being fulfilled by the permitted (under Reg. Ref. SD20A/0037) medium sized supermarket with a net sales area of c. 1,222sq m. currently under construction. The proposed development and the permitted development Reg. Ref. SD20A/0037 would increase the overall convenience floorspace provision to 2,632sq m. This results in a retail floorspace provision significantly over the objective of the LAP- an overprovision of 1,132sq m of convenience floorspace in Newcastle. There is therefore no justification for the need for an additional supermarket in Newcastle at present.

The Retail Impact Assessment concluded that there will be no impact on the surrounding retailers and that there is a demand for a Lidl store at this proposed location. This, in our view, is a gross underestimation of the potential impact of the proposal. We note that the establishment of an additional supermarket within a c. 400 m walk of the permitted supermarket would therefore represent an overprovision of this type of retail development in the area. We would also like to take this opportunity to note that the additional large Discount Foodstore proposed would unduly undermine the existing retail in the town which can lead to an increase in vacancy due to a lower demand and underutilization of other retail units resulting from the increased competitiveness of a Discount Foodstore.

With this in mind, it is our view that there will be insufficient demand for an additional supermarket in the settlement of Newcastle and the proposed development will have a negative impact on existing and future retail expansion/investment and on the overall development of the town.

## 3 Failure to Demonstrate Demand and Appropriateness of the Retail Offer

It is submitted that the Applicant's Retail Impact Assessment overstated the catchment area and population for the proposed development. Many areas outlined within the proposed catchment area would not commute to Newcastle for convenience retailing. It is also noted that the population threshold for Newcastle and the immediate surrounding area is too low to support an additional large supermarket in the town. We submit that there would be insufficient consumers to serve the Applicant's retailing requirements.

We ask the Planning Authority to be mindful of the anticipated need for an additional supermarket in Newcastle. The permitted retail supermarket will have the ability to address the increased demand of supermarkets to the surrounding residents.

Contrary to what the Applicant has stated; the proposal is not a timely or proportionate expansion of Newcastle's local retail market. There is not enough existing nor planned future demand in the area for an additional supermarket. Any additional capacity in the town arising from the planned residential development will be absorbed by the permitted SuperValu.

The South Dublin County Development Plan 2022-2028 states that Newcastle is a Self-Sustaining Growth Town and is described to have a moderate level of jobs and services. The population of the town is set to increase by 1,094 for a total population of 4,187 people by 2028. The growth in Newcastle is mainly focused and compliant with the adopted Local Area Plan. The County Development Plan states the *“settlement needs to develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services, supported by*



the LAP.” It is respectfully submitted that the proposal could represent piecemeal development at a strategic location given that there has not yet been a significant delivery of social, physical and transport infrastructure services. Although there are planned developments in the area, the proposed development would represent a destination in its own right that does not link to any of the services established in the area and will undoubtedly promote car dependency.

We also submit that if the proposal is granted permission, it would set an undesirable precedent for future proposals which do not accord with the contents of statutory planning legislations. Therefore, we respectfully ask the Planning Authority to consider the merits of this proposed Discount Foodstore and the provisions and requirements of the Newcastle Local Area Plan.

#### 4 Key Building Frontage Objective

The Newcastle LAP places an objective that development shall present key building frontages to the street edge within the Village Core and Village expansion area and under Objective BF1, where active frontages should be promoted as much as possible especially along Main Street. The subject proposal does not accord with this objective and breaks up the building line along Main Street creating an undesirable building line not in keeping with the surrounding area.

#### 5 Removal of Hedgerows

Objective G18 of the LAP requires that *“all planning applications for development on lands that include or are bound by burgage plot and/or townland hedgerow boundaries and ditches to clearly detail how these boundaries will be enhanced or reinstated and incorporated. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any section(s) of hedgerow outside the application site that directly adjoin the application site.”*

The removal of existing hedgerows and burgage plots is contrary to the LAP which sets out to retain, incorporate and reinstate, where feasible the existing burgage plot boundaries associated with Newcastle.

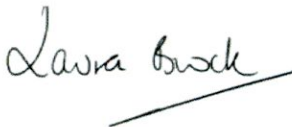
#### 6 Conclusion

It is considered that the current proposal does not accord with all key objectives of local, regional and national planning policy and would not be in the best interests of proper planning and sustainable development of the area. It is therefore, requested that the Planning Authority carefully consider whether the premature proposed development could represent a missed opportunity to rejuvenate and promote this area of Newcastle town through the provision of a mixed-use development at an appropriate scale that is in keeping with the Newcastle Local Area Plan and the South Dublin County Development Plan 2022-2028.

We wish to confirm that we will be monitoring this planning application throughout the planning process. We trust the Planning Authority will consider these points in preparation of a decision in respect of this application to ensure the proper planning and sustainable development of the area.

We confirm that we act for **Cedarglade Ltd., Musgrave House, Ballycurreen, Airport Road, Cork. Ireland** and request that all future correspondence in relation to this matter be directed to this office.

Yours sincerely,



**Laura Brock**

MRUP MIPI MRTPI

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 Ph: 086 8217 900



Laura Brock,  
Brock McClure,  
63, York Road  
Dun Laoghaire  
Co. Dublin

Date: 31-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**