

Comhairle Chontae Atha Cliath Theas

PR/1116/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0299 **Application Date:** 04-Jul-2022

Submission Type: New Application **Registration Date:** 04-Jul-2022

Correspondence Name and Address: Declan Brassil, Declan Brassil & Co Ltd Lincoln House, Phoenix Street, Smithfield, Dublin 7

Proposed Development: The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise the provision of photovoltaic panels on the roofs of all 6 no. blocks, the provision of roof plant at Blocks A, B, C and D, the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space, and the reconfiguration of the ground floor of Block E to provide an enlarged plant room. These amendments are necessary to service the permitted blocks, improve the energy efficiency of the development, and to meet the requirements of ESB to serve the site. At Block A it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded. The proposed screened plant rises approx. 1 metre above the permitted lift overruns. At Block B it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 4-storey section of the building; and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block C it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 5-storey section of the building; and a screened plant area of 32 sqm on the 5-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block D it is proposed to provide the following: 21 no.

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photovoltaic panels arranged in 3 no. rows; a screened with an internal plant room of 13.5 sqm and an external plant area of 24.33 sqm; a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D, and the ancillary relocation of 1 no. car parking space. The proposed screened plant rises approx. 2 metre above the permitted parapet level. At Block E it is proposed to provide the following; 18 no. photovoltaic panels arranged in 3 no. rows; and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm), ESB substation (13.6 sqm), a Generator Room (21.82 sqm), and a Low Voltage (L V) switchroom (13.71 sqm). These works require the removal of existing windows and doors at the permitted retail unit. At Block F it is proposed to provide 18 no. photovoltaic panels arranged in 2 no. rows. These, and all associated site works including landscaping at a site of 2.9 hectares.

Location: Citywest Shopping Centre, Fortunestown, Dublin 24
Applicant Name: Citywest Drive Limited Partnership
Application Type: Permission

(CM)

Description of site and surroundings

The subject site is located on lands directly adjacent to the Citywest Shopping Centre, with development proposed on two separate parcels of lands;

- at the southwest quadrant of the junction of Fortunestown Lane and Citywest Road, to the north of the shopping centre,
- to the south (rear) of the shopping centre.

The Citywest Road runs to the east of the site, Fortunestown Lane to the north, Citywest Drive to the west and Verschoyle Drive to the south. Fortunestown Luas station is located directly north of the site. The parcel of land to the south of the Shopping Centre is currently a greenfield site.

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Site Area – Stated as 2.9 Ha.

Description of Proposed Development

The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise:

- the provision of photovoltaic panels on the roofs of all 6 no. blocks,
- the provision of roof plant at Blocks A, B, C and D,
- the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space,
- and the reconfiguration of the ground floor of Block E to provide an enlarged plant room.

At Block A it is proposed to provide the following:

- 21 no. photovoltaic panels arranged in 3 no. rows;
- and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded.
- The proposed screened plant rises approx. 1 metre above the permitted lift overruns.

At Block B it is proposed to provide the following:

- 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building;
- a red brick internal plant room of 10.3 sqm on the 4-storey section of the building;
- and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run.

At Block C it is proposed to provide the following:

- 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building;
- a red brick internal plant room of 10.3 sqm on the 5-storey section of the building;
- and a screened plant area of 32 sqm on the 5-storey section of the building.
- The proposed roof plant rises approx. 1 metre above the permitted lift over run.

At Block D it is proposed to provide the following:

- 21 no. photovoltaic panels arranged in 3 no. rows;
- a screened with an internal plant room of 13.5 sqm and an external plant area of 24.33 sqm;
- a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D,
- and the ancillary relocation of 1 no. car parking space.

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- The proposed screened plant rises approx. 2 metre above the permitted parapet level.

At Block E it is proposed to provide the following;

- 18 no. photovoltaic panels arranged in 3 no. rows;
- and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm), ESB substation (13.6 sqm), a Generator Room (21.82 sqm), and a Low Voltage (L V) switchroom (13.71 sqm).
- These works require the removal of existing windows and doors at the permitted retail unit.

At Block F it is proposed to provide 18 no. photovoltaic panels arranged in 2 no. rows.

These, and all associated site works including landscaping at a site of 2.9 hectares.

Zoning

The site is zoned 'DC' – "To protect, improve and provide for the future development of District Centres."

SEA Monitoring

No overlap indicated with the relevant layers.

Consultations Received

Environmental Services Department	Requests Additional Information.
Roads	No Objection.
Public Realm	No comment.

External

Department of Defence	No report received.
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Observations/Representations/Submissions

None Received.

Relevant Planning History:

Parent Permission

ABP-305556-19 – Mixed use residential scheme (total GFA 26,929sq.m) comprising 6 blocks with balconies/terraces to be provided on all elevations at all levels for each block, to provide 290 apartment units and associated residential amenity facilities, a childcare facility, 4 retail units and 2 café/restaurant units. A total of 153 car parking spaces (including 2 car club spaces) are proposed at surface level and existing basement level of the Citywest Shopping Centre to serve the development to include the reallocation of 37 existing surface level spaces; 67 new surface level spaces and the

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reallocation of 49 spaces from commercial to residential use at existing basement level of the Citywest Shopping Centre.

Decision: Grant Permission with conditions.

Other applications on subject site

SD17A/0301 - Unit Nos. 27M, 28M & 29M, Citywest Shopping Centre, Citywest, Dublin 24

Development of a 0.08ha site at ground and first floor levels consisting of: (i) the amalgamation and extension of the existing, permitted retail units at first floor level, resulting in an increase in floor area of 48sq.m and (ii) the change of use of the units at both ground and first floor levels from retail as permitted to use as an indoor children's play facility (c.800sq.m), including soft play areas, an ancillary cafe, ancillary staff accommodation, and all associated works. Also to include 2 internally illuminated box signs with the external signage zone between ground and first floor levels.

Decision: Grant Permission with conditions

SD17A/0151 - Unit 1A, Citywest Shopping Centre, Saggart, Dublin 24

Change of use of first floor (690sq.m) retail unit, permitted under Reg. Ref: SD03A/0857, to gym studio with changing facilities and associated signage together with all ancillary site works.

Decision: Grant Permission with conditions

SD17A/0006 - Unit 1B, Citywest Shopping Centre, Fortunestown Walk, Saggart, Dublin, 24

Change of use of first floor Unit 1B (179sq.m) from commercial to medical care as extension to existing first floor medical care unit.

Decision: Grant Permission with conditions

SD16A/0431 - Unit 28/29, Citywest Shopping Centre, Citywest, Dublin 24.

Permission for development on a site (248sq.m) consisting of the subdivision of the existing permitted retail unit at ground floor level (c.245sq.m) to accommodate two separate uses as follows: (i) a café use for the sale of food for consumption on and off the premises (106sq.m), and (ii) a take-away and ancillary restaurant use (139sq.m). The development will also include signage at fascia level, a new access door to facilitate the proposed café use, plant at basement level and all ancillary works.

Decision: Grant Permission with conditions

SD14A/0108 and PL06S.244369- Citywest Shopping Centre, Citywest, Dublin 24

Application for: Provision of a two storey 'drive-thru' restaurant (624sq.m. plus an enclosed yard measuring 36sq.m.) including the ancillary sale of hot food for consumption off the premises. The development will also consist of amendments to the existing car parking layout; lighting; signage (elevational and freestanding) and freestanding structures for the drive-thru restaurant including a height restrictor and customer order points with canopies; outdoor seating area with associated fence and lighting; plant; landscaping; boundary treatments and all associated site works above and

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below ground on a development area of 0.2228 Ha. The development is proposed in the location of a two storey pub/restaurant (862sq.m.) that was permitted under Reg. Ref. SD03A/0857.

Decision: Grant Permission with conditions

SD07A/0669 - Citywest Shopping Centre, Citywest, Dublin 24

New internally illuminated Dunnes Stores sign mounted externally at east elevation at high level (Amendments/modifications to previously approved plans (Reg. Ref. SD03A/0857, SD06A/0306) to commercial/shopping centre building Block F on lands (6.92H) located on south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane, Fortunestown, Dublin 24).

Decision: Grant Permission with conditions

SD07A/0633 - Citywest Shopping Centre, southwest quadrant at junction of Fortunestown Lane and Citywest Road, Fortunestown, Dublin 24

Amendments/change of use to previously approved plans (Reg. Ref. SD03A/0857, SD06A/0306) to commercial/shopping centre building Block F on lands (6.92H). Amendments/change of use to Unit No. 9 ground floor from approved commercial retail use to retail banking and financial services.

Decision: Grant Permission with conditions

SD07A/0233 - Citywest Shopping Centre, (under Construction), SW Quadrant at Junction Of, Fortunestown Lane, Citywest Rd, Fortunestown, Dublin, 24

For amendments/change of use to previously approved plans Reg. Ref SD03A/0857, SD06A/0306 to commercial/ shopping centre building Block F on lands (6.92 H) located on south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane, Fortunestown, Dublin 24. The development consists of the amendments/ change of use to Unit No. 1 Ground Floor from approved commercial retail use to restaurant use, external signage/ logo, and associated plant screening at roof level.

Decision: Grant Permission with conditions

SD07A/0232 - Citywest Shopping Centre, (Under Construction) SW Quadrant At, Jnt of Fortunestown Lane, Citywest Road, Fortunestown, Dublin 24

For amendments/change of use to previously approved plans Reg. Ref. SD03A/0857, SD06A/0306 to commercial/shopping centre building Block F on lands (6.92 H) located on south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane, Fortunestown, Dublin 24. The Development consists of the amendments/ change of use to Unit No. 3 Ground Floor from approved commercial/retail use to use as licensed bookmaker office, 3 no. satellite dishes and external signage/ logo.

Decision: Grant Permission with conditions

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SD07A/0231 - Citywest Shopping Centre, (under Construction), SW Quadrant at Junction Of, Fortunestown Lane, Citywest Rd, Fortunestown, Dublin, 24

Application for: Amendments/change of use to previously approved plans Reg. Ref. SD03A/0857, SD06A/0306 to commercial/shopping centre building Block F on lands (6.92 Ha) located on south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane, Fortunestown, Dublin 24. The development consists of the amendments/change of use to Unit No. 4 Ground Floor from approved commercial/ retail use to restaurant for sale of hot food for consumption on/ off the premises and external signage and logo.

Decision: Grant Permission with conditions

SD07A/0230 - Citywest Shopping Centre, (under construction), SW quadrant at junction of Fortunestown Lane, Citywest Road, Fortunestown, Dublin, 24

For amendments/change of use to previously approved plans Reg. Ref SD03A/0857, SD06A/0306 to commercial/shopping centre building Block F on lands (6.92 Ha) located on south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane, Fortunestown, Dublin 24. The development consists of the amendments/change of use to Unit No. 5 ground floor from approved commercial retail use to retail off license for sale of wine, beer, spirits etc. and external signage/logo.

Decision: Grant Permission with conditions

SD07A/0229 - City West Shopping Centre, (under Construction), SW Quadrant at Junction of Fortunestown Lane, Citywest Road, Fortunestown, Dublin, 24

For amendments/change of use to previously approved plans Reg. Ref. SD03A/0857, SD06A/0306 to commercial/shopping centre building Block F on lands (6.92 Ha) located on south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane. The development consists of the amendments/change of use to Unit No. 7 ground and 1st floor from approved commercial retail use to restaurant/coffee house and external signage and logo.

Decision: Grant Permission with conditions

SD06A/0919 - Fortunestown Lane Citywest Road N82 & Fortunestown Way, Fortunestown, Dublin 24

Upgrading and widening of sections of Fortunestown Lane, Citywest Road (N82) and Fortunestown Way including footpaths, cycle paths and roundabout at junction of these roads, construction of new roundabout at entrance to Citywest Shopping Centre (under construction) and construction of all associated services and works including relocating bus bays, public lighting, and diversions, as necessary.

Decision: Grant Permission with conditions

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SD06A/0434 - South West Quadrant of Fortunestown Lane, Citywest Road, N82, Fortunestown, Dublin 24

Amendments/modifications to previously approved retail, commercial, residential development (SD05A/0582) (as amended) on lands on the south west quadrant of the junction between the N82 Citywest Road and Fortunestown Lane, Fortunestown, Dublin 24. The proposed amendments/modifications involves inter alia the following: (1) revisions, amendments to profile on the glazed mall roof to previously approved pitched apex form (SD03A/0857) and associated plant rooms, lantern light, and roof access to Rotunda Drum; (2) amendments layouts to provide 57 units (9 x 1 bed, 48 x 2 bed) in 3 storey block over mall in lieu of approved 54 units together with associated changes to internal layout, external wall, window and balcony elevations; (3) amendments to external elevation configuration and material specification to own door offices fronting Citywest Road; (4) formation of new entrance doors/shop front on southern elevation to Units 14/15; (5) provision of retail/restaurant external roof garden area (circa 60sq.m) accessed off Unit 7A, 1st floor; (6) all associated modifications to design, layout, section/elevations that occur as a result of the above changes.

Decision: Grant Permission with conditions

SD05A/0582 - South West Quadrant of Junction of Fortunestown Lane, Citywest Road N82, Fortunestown, Dublin 24

Amendments/modifications to previously approved retail, commercial/residential development (PA Reg. Ref. SD03A/0857). The proposed amendments/modifications relate to Block F (shopping centre and associated retail development and own door offices) and involve the following; revisions to residential development over mall to provide 54 1 and 2 bed residential units in 3 storey block over mall fronting internal access road in lieu of previously approved 65 units around landscaped podium courtyard in 2 storey blocks; revised internal configuration of retail/commercial development and anchor store at ground and 1st floor involving increase in crescent retail units totaling 853sq.m gross floor area; reconfiguration southwards of anchor retail unit and increase in area of 322sq.m: addition of floor space at 3rd and 4th floor over part of own door office units fronting Citywest Road (totaling 522sq.m gross floor area) and minor repositioning of own door office building; omission of previously approved crèche; provision of services utility block to the rear of main anchor unit and service yard fronting wayleave and increase in floor area (212sq.m gross floor area); amendments to service yard and loading bay facility; omission of car park entrance connecting surface car park to basement car park including other ancillary works integrating the proposed extended car park (Reg. Ref. SD05A/0353) into the overall scheme, revised external elevational treatment to all external facades of Block F including improved feature canopy and glazed entrance drum to mall; the additional floor area resulting from the proposed amendments noted above is 1909sq.m gross floor area over and above that already permitted.

Decision: Grant Permission with conditions

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SD05A/0353 - Southwest Quadrant of junction of Fortunestown Lane, Citywest Road N82, Fortunestown, Citywest Road, Dublin 24

Application for: Amendments to approved plan Reg. Ref. SD03A/0857 forming part of phased integrated mixed-use retail/commercial and residential development. The amendments will consist of extension to existing approved basement carpark under retail/commercial use for provision of plant, retail storage, ancillary accommodation, including public toilets, management offices 4175sq.m and 60 additional car park spaces.

Decision: Grant Permission with conditions

SD04A/0081 - Site fronting Fortunestown Lane on part, SW Quadrant of Junction Of, Fortunestown Lane, Citywest Road, Tallaght, Dublin 24

Application for: Development consisting of a 2 storey, multi recreational complex and play centre facility and plant attached to community building forming part of proposed mixed use, retail, commercial and residential development with frontage to Fortunestown Lane at site located on the south west quadrant of junction of Fortunestown Lane.

Decision: Application Declared Withdrawn

SD03A/0857/FEP - South West quadrant of junction of Fortunestown Lane, Citywest Road, Dublin 24.

Decision: Grant Further Extension of Duration of Permission

SD03A/0857/EP - South West quadrant of junction of Fortunestown Lane, Citywest Road, Dublin 24.

Decision: Grant Extension of Duration of Permission

SD03A/0857 and PL06S.208124 - South West Quadrant of junction of, Fortunestown Lane, Citywest Road, Dublin 24.

Application for: Phased integrated mixed-use retail/commercial and residential development incorporating the following uses in separate buildings: A total of 380 residential units comprising 13 1-bed, 305 2-bed and 57 3-bed units, with balconies and associated surface and underground car parking in a mixture of apartment and townhouses in the following arrangement: 4 3-storey duplex/apartment blocks (56 units); 1 5-storey apartment block including roof penthouse (145 units) over basement carparking (157 spaces); 1 4-storey apartment block including penthouse comprising 34 units; 3 2-storey courtyard housing units (5 units) including 12 3-storey duplex/apartment corner units; a courtyard residential development (65 units) comprising 16 2-storey maisonettes and 49 apartments units at landscaped courtyard podium level over the glazed retail mall; 5 storey residential feature building comprising 25 apartments on four levels with retail at ground floor (472sq.m); a commercial/shopping centre building incorporating a retail anchor store 60% Food (2926sq.m) and 40% Drapery/Textile & Household goods (1952sq.m) (4877sq.m gross floor area) with staff stock facilities at first floor (1515sq.m), glazed retail mall comprising retail units, non-retail services units, restaurant/ cafes (29 units totaling 3284sq.m), a revised 2 storey arcade with

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ground floor commercial/retail units and first floor and second floor feature office/restaurant/medical suites (2999sq.m) underground car park for 223 spaces and surface car park comprising 340 spaces; 8 2-storey own door offices (1699sq.m); crèche/playhouse with drop-off (375sq.m); community hall; 2 storey pub and restaurant (862sq.m); Permission is also sought for all ancillary site development, road widening works, service yard and loading facilities, bin stores, cycle parking, pathways, cycle tracks, hard and soft landscaping and boundary treatments, open spaces, signage. Vehicular access is proposed from Fortunestown Lane with new dedicated entrance to residential Block A/B off Fortunestown at NW site boundary and minor ancillary service access from the Citywest Road N82. An Environmental Impact Statement is being submitted with this application.

Decision: Grant Permission with conditions and Appeal PL06S.208124 Withdrawn.

Planning Enforcement

None.

Pre-Planning Consultation

LRDPP01/22 – It should be noted that the LRD reference was applied, but that the Planning Authority concurred with the applicant that this application for alterations to a permitted scheme of 100+ houses is not itself a large-scale residential development.

Relevant Policy and Guidelines

National Policy and Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

The Planning System and Flood Risk Management Guidelines for Planning Authorities Department of the Environment, Heritage, and Local Government and OPW (November 2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, 2009.

South Dublin County Development Plan 2022 – 2028

Chapter 5 Quality Design and Health Placemaking

Section 5.2.7 Density and Building Heights

Policy QDP8 High Quality Design – Building Height and Density Guide

Policy QDP9 High Quality Design – Building Height and Density

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Chapter 6 Housing

Policy H7 Residential Design and Layout

H7 Objective 2 (Energy efficiency measures and renewable energy)

Chapter 10 Energy

Policy E1 Responding to European, National and Regional Policy and Legislation

Policy E3 Energy Performance in Existing and New Buildings

Policy E7 Solar Energy

Chapter 12 Implementation

Section 12.10.4 Solar Photovoltaic

Section 12.11.6 Restricted and Prohibited Development

Assessment

The main issues to consider are as follows:

- Scope of Assessment
- Zoning and council policy;
- Quality Design and Healthy Placemaking;
- Open Space, Green Infrastructure and Natural Heritage;
- Sustainable Movement
- Infrastructure and Environmental Services
- Energy
- Aviation Safety
- Screening for Environmental Impact Assessment
- Screening for Appropriate Assessment

Scope of Assessment

Assessment of this application is informed by amendments to the Planning and Development Act, 2000 (as amended) following the enactment of the Planning and Development (Amendment) (Large-Scale Residential Development) Act 2021 which allows the Planning Authority to assess modifications to a Strategic Housing Development based on the following:

Section 34

3C In determining an application for permission that relates to a development in respect of a part of which permission has previously been granted—

- a. under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016, or*
- b. on foot of an application in accordance with section 32A,*

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the planning authority concerned shall, notwithstanding section 34(2)(a), be restricted in its determination of the application, other than in respect of any assessment of the effects of the proposed development on the environment, to considering the modifications proposed by the applicant to the previously permitted development and for the purposes of determining such an application the reference in subsection (6) to "the development concerned" shall be read as a reference to "the modifications to the previously permitted development".

In this context, the Planning Authority is restricted to only considering the modifications to the permitted SHD. It is noted that the permitted development was a contravention of the Fortunestown Local Area Plan. Subsection 34 (6) referred to above relates to material contraventions and outlines that consideration of material contravention should be restricted to the modification. The modifications to the permitted development are not considered a material contravention and the principle of the overall development is not a relevant consideration in this application.

Zoning and Council Policy

The site is zoned 'DC,' "To protect, improve and provide for the future development of District Centres." The proposal relates to ancillary features and supporting services for a permitted development. As such, the principle of the proposed use is settled.

Quality Design and Healthy Placemaking

The applicant has provided a Visual Impact Assessment. The VIA shows the plant having a negligible visual impact in most cases. Blocks B, C and D present broad facades to neighbouring sites and would be widely visible, though the VIA has not picked up such views. The provision of roof plant on these blocks should be acceptable, subject to quality finishes being provided to match the brick finishes of the buildings themselves. The applicant can address this by way of **additional information**, given that there are other issues with the application.

Building Height

The proposed changes to alter the building heights by 1 or 2 metres as compared to permitted lift overruns and parapet heights. This is considered to be a negligible change when considering the scale of the proposed plant areas and their likely impact on any adjoining visual receptors.

Open Space, Green Infrastructure and Natural Heritage

The Public Realm Department has assessed the proposal and states that it has no comment to add. This is noted.

Sustainable Movement

The applicant has proposed the relocation of one parking space around Block D, due to the provision of the ESB substation. The parking space in question has not been identified in the drawings. The drawings insofar as they relate to car parking and landscaping for the scheme, are similar in general layout terms to the Site Layout Plan submitted with the final planning application

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under ABP-305556-19. The plans do not take account of the layout agreed as per conditions 2 and 3 of that permission, which is – properly speaking – the layout as permitted.

The agreed and permitted layout has a much revised car parking and public realm layout around Block D, in particular around the location of the proposed ESB substation. The ESB substation as proposed in this application may therefore not be accessible given the revised layout. Furthermore, the car parking space proposed for relocation was removed/replaced elsewhere as part of the revisions under condition 3.

The applicant should be requested therefore to provide as **additional information**, revised layouts for Block D, the ESB substation, and associated car parking. If alterations to the layout agreed under condition 3 are required, revised notices should be submitted and provide an accurate description of the proposed changes; this would be deemed **significant additional information**.

Infrastructure and Environmental Services

The applicant is required to agree drainage and attenuation of surface water as per the parent permission, condition 12. The proposed development would reduce the floor space of some green roofs in the development. Water Services has sought additional information in relation to:

- Location of ESB substation in relation to existing water network; and
- Additional SUDs to account for additional hardstanding.

In relation to the drainage layout, the applicant can include this in their submission of **additional information**.

The applicant should also update their attenuation calculations and design to reflect the increase in hardstanding on the roofs and due to the ESB substation, as part of **additional information**.

Energy

The proposed solar panels are welcome and would conform to relevant policies in both the Housing, Energy, and Implementation chapters of the County Development Plan.

Aviation Safety

In relation to glint and glare, the applicant has not submitted an assessment report. The Department of Defence has also not made a submission on the application.

The County Development Plan recommends in section 12.10.4 that glint and glare assessment may be included in such applications, in particular when the site is in close proximity to airport flight approach routes, rail lines or other sensitive visual receptors. In this case, the site is 2.5 km from the nearest approach surfaces to Casement Aerodrome. It is not considered necessary for a glint and glare assessment to be provided.

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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.

Screening for Appropriate Assessment

Having regard to:

- Nature and scale of the works;
- Location of the works within a modified landscape and relative to any designated site;
- Lack of any hydrological connectivity to any aquatic receptors that link to a 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.

Conclusion

The proposed provision of roof plant and solar panels is acceptable in principle. The proposed provision of an ESB substation does not reflect the most up to date agreed layout by way of conditions 2 and 3 of the parent permission. The applicant should submit revised plans and re-advertise if necessary. Additionally, there are some other issues which can be dealt with by way of additional information.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Layout.

The submitted plans do not take account of the layout agreed as per conditions 2 and 3 of the parent permission. As per condition 1, these agreed layouts are to be implemented as part of the permission. The agreed and permitted layout has a much revised car parking and public realm layout around Block D, in particular around the location of the proposed ESB substation. The ESB substation as proposed in this application may therefore not be accessible given the revised layout - it may not be accessible, for instance. Furthermore, the car parking space proposed for relocation was removed/replaced elsewhere as part of the revisions under condition 3.

The applicant is requested therefore to provide as additional information, revised layouts for Block D, the ESB substation, and associated car parking. If alterations to the layout

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agreed under condition 3 are required, revised notices should be submitted and provide an accurate description of the proposed changes; this would be deemed significant additional information.

2. **Material Finishes.**

The applicant is invited to reconsider the material finishes to provide additional brick finishes to match the permitted buildings, on elevations visible externally to the site (west from Block D, south from Block C, east from Block B).

3. **Water Services and SUDs.**

The applicant is requested to:

(a) Submit a drawing to clarify where proposed sub station is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(b) Submit a report to explain how surface water from additional hardstanding will be attenuated. Clearly show on a drawing where additional hardstanding is created and show how and where this will be attenuated. Show in a report and drawing in m³ what additional surface water attenuation is required and what attenuation is provided.

Note: The applicant is invited to consult with SDCC Water Services prior to lodgement of additional information.

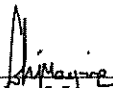
Comhairle Chontae Atha Cliath Theas

PR/1116/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0299

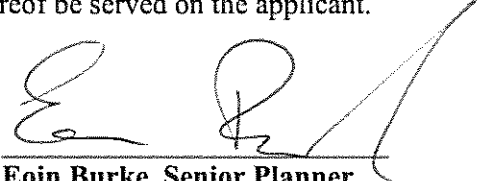
LOCATION: Citywest Shopping Centre, Fortunestown, Dublin 24



Colm Maguire,
Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 29/8/22



Eoin Burke, Senior Planner