

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0307 **Application Date:** 19-Jul-2022
Submission Type: New Application **Registration Date:** 19-Jul-2022

Correspondence Name and Address: Paul Keogh Architects Cathedral Court, New Street, Dublin 8

Proposed Development: Change of use of 2 existing ground floor retail units to a Day Service Centre; new internal partitions to accommodate meeting rooms; open plan learning spaces and toilet and staff facilities; external works comprise replacement of the existing shopfront at ground floor level incorporating new windows, doors, fascia and signage.

Location: Coric House, Courthouse Square, Tallaght, Co. Dublin

Applicant Name: Walkinstown Association for People with an Intellectual Disability Ltd (WALK)

Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: 0.0406 Hectares.

Site Description

The subject site is situated in Courthouse Square, Tallaght Village, close to the junction of Old Bawn Road and Main Road. The site consists of a two-storey terraced building. The ground floor units are currently vacant. The front façade consists of a mix of red brick and render.

Proposal

The proposal is for the following:

- **Change of use of 2 existing ground floor retail units to a Day Service Centre;**
- **new internal partitions to accommodate meeting rooms;**
- **open plan learning spaces and**
- **toilet and staff facilities;**
- **external works comprise replacement of the existing shopfront at ground floor level incorporating new windows, doors, fascia and signage.**

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

Zoning

The proposed site is subject to zoning objective VC – ‘To protect, improve and provide for the future development of Village Centres’.

CDP Maps: Tallaght Village ACA, Approach surfaces, take off and climb surfaces, conical surfaces, (Casement), Bird hazards,

Consultations

Conservation officer – no objection subject to conditions

Irish Water– additional information requested.

Parks – additional information requested.

Roads – no objection subject to conditions

Water services– additional information requested.

Submissions/Observations /Representations

No submissions, observations or representations have been received to date.

Relevant Planning History

Subject site

SD19A/0348 Internal alterations to the existing office at first floor level and a change of use of the 2 existing ground floor retail units at the rear of the property into a single licensed restaurant premises; comprising of external alterations to the rear elevation including new restaurant and office signage and shop frontage, replacement of all opes, 3 restaurant entrances - 1 at Old Bawn Road and 2 at Courthouse Square; 1 office entry (existing) at Courthouse Square; use of external paved area onto Courthouse Square as restaurant seating, bicycle parking facilities; internal alterations include the removal of existing stairways; removal of existing retail unit dividing wall; removal of existing internal partitions to first floor provision of restaurant customer and staff sanitary facilities and services at first floor level; provision of office sanitary facilities and services at first floor level; following a recently approved planning application for alterations to the Old Bawn Road elevation including a new shopfront and provision of a single office premises at ground floor level, Reg. Ref. SD19A/0013. **Permission Granted.**

SD19A/0013 – permission granted for Internal alterations to existing ground floor office premises and external alterations to the Old Bawn Road elevation; removal of existing shopfront and fascia; installation of new projecting ground floor shopfront, fascia, signage and lighting; installation of new window frames into existing first floor opes; forming new entrance doorway to RHS of office shopfront; replacement of existing pebble dash with coloured render finish; internal alterations to existing ground floor office layout including new sanitary facilities and services. **Permission Granted.**

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

SD03A/0447 – Old Bawn Road and Courthouse Square, Tallaght, Dublin 24

Permission **Granted** for:

(1) Demolition of prefab building and 2-storey extension towards Courthouse Square with 2 shops on ground floor and offices on first floor. (2) First floor office extension at side facing Old Bawn Road.

S01A/0163 – Main Street, Tallaght, Dublin 24.

Permission **Granted** for:

Re-development of properties (with access from Courthouse Square at the rear). The re-development will comprise a new basement level for storage and ancillary uses, a butchers shop and solicitor's offices at ground floor level and 2 residential apartments and offices at first, second and third floor levels over.

Relevant Enforcement History

None found for subject site.

Pre-Planning Consultation

None relevant to the current proposal.

Tallaght Local Area Plan (2020)

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

3.5.3 Architectural Conservation Areas

12. Tallaght Village

Tallaght is the site of an Early Christian monastery which was founded by St. Maelruain in the 8th century. St Maelruain's Church, graveyard and tower now occupy the site of this monastery. The lands in Tallaght area came under the control of the Archbishop of Dublin. Tallaght House was built in 1820 on the site which was occupied by Tallaght Castle and later the Archbishop's Palace. In 1855 the Dominicans purchased the lands and buildings and founded the Priory of St. Mary. In 1864 they opened the present priory building and added extensions at later dates. The village was connected to Dublin by tram in the 1890s and this led to significant redevelopment in Tallaght. The character of Main Street today is largely defined by the attractive and substantially intact early twentieth century houses in the village.

NCBH20 Objective 1:

To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.

NCBH20 Objective 2:

To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

NCBH20 Objective 3:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 4:

To address dereliction and to welcome, encourage and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

NCBH20 Objective 5:

To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

NCBH20 Objective 6:

To promote and support the reimagining of public spaces and places within Architectural Conservation Areas as part of improving positive placemaking (refer to Section 3.6.2 subsection Placemaking and the Historic Built Environment).

NCBH20 Objective 7:

To ensure proposals for shopfronts and retail signage within ACAs adhere to best practice and achieve high quality designs which respect the character of the area. In this regard, applicants shall be required to have regard and adhere to the principles laid out in South Dublin's *Shopfront Design Guide*.

NCBH20 Objective 8:

To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

Policy NCBH23: Architectural Conservation and Design Encourage appropriate design of new-build elements and interventions in historic buildings and environments.

NCBH23 Objective 3:

To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions appropriately, accommodates surviving structures, where appropriate, and retains the historic streetscape form particularly within sensitive areas of architectural importance.

3.6.1 Adapting and Reusing Historic Buildings The reuse, repair, adaptation and upgrading of old buildings is a key component of promoting sustainable development and achieving compact growth and can also be a catalyst for the revitalisation of town and village centres. Reuse and adaptation will also support other objectives including Ireland's move towards a low-carbon society, heritage-led regeneration and a circular economy supporting local craftspeople and trades.

Policy NCBH21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes Ensure appropriate design of new-build elements and interventions in historic buildings and environments.

NCBH21 Objective 6:

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

To promote the repair and retention of traditional timber and / or rendered shopfronts and public house fronts, including those premises that may not be designated a Protected Structure having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011 or any superseding guidelines).

Policy NCBH24: Adapting and Reusing Historic Buildings Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

NCBH24 Objective 1:

To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.

NCBH24 Objective 4:

To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

Policy NCBH25: Placemaking and the Historic Built Environment Ensure that historic buildings and built environments are sensitively incorporated within development and regeneration schemes, taking advantage of their intrinsic attributes including character, visual amenity, sense of identity and place.

NCBH25 Objective 3:

To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions properly, that accommodates surviving structures where practical and that retains the historic streetscape form particularly within sensitive areas of architectural importance.

NCB25 Objective 4:

To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.

Policy NCBH26: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

Safe, Inviting and Inclusive

Buildings or other features whose use is directly accessible from the public street or space which it faces, such as shopfronts, doors and entrances, or residential upper floors with overlooking windows, provide activity and vitality within the public realm with people coming and going at different times of the day, providing natural surveillance and vibrancy

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

12.5.6 Shopfront Design

Development proposals for new or amended shopfront(s) should address the following design criteria:

- Relate to the architecture of the building of which it forms part of and respect the scale and proportions of the streetscape;
- Maintain the existing grain of development along the street by respecting the appropriate plot width;
- The scale of windows and frequency of openings should seek to maximise activity and surveillance to the adjacent street;
- Utilise materials, colours and textures that complement the architectural character of the building and integrate with the overall visual unity of the streetscape;
- Architecturally integrate signage that is of a high standard of design, finish and installation;
- Take a balanced approach to the design of security measures to ensure that the need to secure the premises does not conflict with visual amenity. For this reason, the use of roller-shutters will be restricted;
- Ensure canopies, outdoor seating and displays add to the attractiveness and vibrancy of an area and do not disrupt movement along footpaths.

Proposals for shopfronts, should have regard to the guidance set out in the South Dublin County Council *Shopfront Design Guide* (2019), which provides guidance in relation to the overall form of shopfronts and individual elements including materials, signage, lighting, and security arrangements.

12.5.7 Signage – Advertising, Corporate and Public Information

Table 3.19: Signage

Policy QDP7: High Quality Design – Street Frontage

QDP7 Objective 2:

To actively promote well-designed streets and public spaces that provide for active frontages and 'live' edges that feel safe, secure and attractive for all to use.

QDP7 Objective 3:

To require a high quality of design and finish for new and replacement shopfronts, signage, and advertising, having regard to the requirements set out in Chapter 12: *Implementation and Monitoring*.

QDP7 Objective 4:

To ensure that the principles of good shopfront design as set out in South Dublin County Council Shopfront Design Guidelines (2019) (or any superseding guidelines) are adhered to.

Table 9.2: Settlement Hierarchy and Retail Hierarchy

Tallaght Village - Village Centre Level 4

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

9.5.1 Tallaght

Tallaght town centre is designated a Town Centre (TC) zoning objective (see Chapter 12: *Implementation and Monitoring*). This reflects the Level 2 retail designation under the regional retail hierarchy. As the County town, the established use of the area allows for complementary leisure, retail, services, retail warehouse and commercial land uses. The village centre, identified as level 4 in the retail hierarchy, provides complementary uses, physically connected to the town centre, at a village scale.

The town centre will further evolve as a key transport hub as part of the BusConnects programme of works. This will further enhance the town centre and opportunity for mixed use development and an improved retail and associated leisure and entertainment offering.

Policy EDE9: Retail - Tallaght Town Centre Maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Major Town Centre and County (Principal) Town Centre.

EDE9 Objective 1:

To support the provisions of the Tallaght Town Centre Local Area Plan, (2020), or any superseding plan regarding retail and economic growth.

EDE9 Objective 3:

To facilitate the provision of the highest level and broadest range of retailing in the County in the Core Retail Area of Tallaght Town Centre, along with a broad range of services and functions in the wider Town Centre and Village Centre zonings.

EDE9 Objective 5:

To promote and encourage the development and redevelopment, to a high standard of urban design, of the identified Retail Opportunity Sites at, and adjacent to, the Square Shopping Centre and mixed use / retail opportunity at the former Woodies site on the Belgard Road.

9.5.5 Village Centres

South Dublin County currently has nine historic villages reflected in their village centre zoning objective. These reflect the Level 4 retail designation under the retail hierarchy. The villages have a unique heritage character and offer a diverse range of retail services, as well as providing tourism services and acting as a focal point for the community. The village centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services.

Policy EDE13: Retail - Village Centres Strengthen the retail, retail services and niche retailing function of traditional villages.

EDE13 Objective 1:

To support and facilitate the development of an appropriate level of retail, retail services and niche retailing in the traditional village centres.

EDE13 Objective 2:

To protect and conserve the special character of the historic core of traditional villages and to support their enhancement and upgrade.

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

EDE13 Objective 3:

To ensure high quality design standards and densities are used in traditional village centres, that are informed by the surrounding character of the area.

Policy GI1: Overarching

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Policy E3: Energy Performance in Existing and New Buildings Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

Policy E4: Electric Vehicles Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: *Sustainable Movement* and Chapter 12: *Implementation and Monitoring*)

Policy SM7: Car Parking and EV Charging Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.4 Archaeological Heritage

12.3.5 Landscape Character Assessment

12.3.7 Protected Structures

12.3.8 Architectural Conservation Areas

12.3.9 Vernacular and Historic / Older Buildings, Estates and Streetscapes

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission: Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m.

12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

(i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

(iv) Groundwater

(v) Rain Water Harvesting

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

Retail Strategy for the Greater Dublin Area 2008-2016, Dublin & Mid East Regional Authorities
2008

Retail Planning Guidelines, Department of the Environment, Community & Local Government
2012

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

Assessment

Background and Context

A recent application for alterations to the ground floor office including alterations to the front elevation was granted planning permission in June 2019. This application included a new shop window front and new entrance on the right-hand side of the building. However, the building was essentially split in two at ground floor level with only the left-hand side of the front of the ground floor the subject of the previous application. The current application concerns the entrance previously proposed in the previous application at the front, a change of use of the remainder of the ground floor and the first floor and external alterations to the rear elevation.

The main issues for consideration are:

- Zoning and Council policy
- Visual Impact
- Signage
- Built Heritage
- Residential Amenity
- Parking and Access
- Services and Drainage

Zoning and Council Policy

The site is zoned Objective Village Centre 'VC' – 'To protect, improve and provide for the future development of Village Centres'.

'Community Centre' and 'Health Centre' are permitted in principle. The proposed use is not explicitly detailed in Table 12.7 zoning matrix; however, it is considered to perform a community / health use. It is, therefore permitted in principle.

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

Visual Amenity

The proposed development proposes external alterations to an existing building located within the Tallaght Architectural Conservation Area (ACA). The shopfront at ground floor would be altered along with the incorporation of new windows, doors, fascia and signage.

12.5.6:

Development proposals for new or amended shopfront(s) should address the following design criteria:

- *Relate to the architecture of the building of which it forms part of and respect the scale and proportions of the streetscape;*
- *Maintain the existing grain of development along the street by respecting the appropriate plot width;*
- *The scale of windows and frequency of openings should seek to maximise activity and surveillance to the adjacent street;*
- *Utilise materials, colours and textures that complement the architectural character of the building and integrate with the overall visual unity of the streetscape;*
- *Architecturally integrate signage that is of a high standard of design, finish and installation;*
- *Take a balanced approach to the design of security measures to ensure that the need to secure the premises does not conflict with visual amenity. For this reason, the use of roller-shutters will be restricted;*
- *Ensure canopies, outdoor seating and displays add to the attractiveness and vibrancy of an area and do not disrupt movement along footpaths.*

The proposed development would change the style of the existing windows and doors and the existing timber fascia would be replaced with a new timber painted fascia. The proposal would not have a significant impact on the shopfront, would not alter the stallriser and would not alter the windows/doors.

It is also noted that the unit faces into a courtyard and not the main street. The proposal would not have a significant impact on visual amenity.

Signage

The applicant is proposing a small area containing the tenant logo over the door. Additional information is requested, seeking details of this signage.

Built Heritage

The Architectural Conservation Officer has stated:

'Having assessed the details for the above planning application I would ask that the following conditions be attached to any grant of permission.'

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

As the subject site is located within Tallaght Village Architectural Conservation Area it is considered that the overall finishes, new additions and materials are suitable within an ACA.

The applicant should therefore be requested to provide the following by way of condition -

- *A Schedule of Materials should be provided detailing the final materials and finishes for approval and agreement with the Councils Architectural Conservation Officer.*
- *It is proposed to replace the existing timber shopfront fascia with a new painted timber fascia of similar dimension, it should be confirmed if any signage/naming is being inserted for the new use'.*

As additional information is being sought on a number of other matters, this information should be submitted as additional information.

Residential Amenity

The site is located within a Village Centre and as such bar/restaurant uses are typical of town centre uses. However, the site is located in close proximity to a number of residential properties with 22 units to the west of the site with a number of habitable windows including bedrooms and living areas directly overlooking the pedestrian access connecting Courthouse Square and Old Bawn Road. There are also residential properties in the upper floors of the adjoining property to the east and west which is accessed via Courthouse Square. The proposed use would not impact significantly on the amenities of these properties.

Parking and Access

The Roads Department has stated “*There has been no provision made for bike parking at the property. The applicant should provide a minimum of 3 No. bike parking spaces which is in line with the Minimum Bicycle Parking Rates set out in Table 12.23 of the SDCC Development Plan 2022-2028*”.

As additional information is being sought on a number of other matters, this information should be submitted as additional information.

Services and Drainage

Water Services has requested further information regarding surface water. Irish Water has recommended further information regarding foul drainage, requesting a letter of conformation of feasibility for the proposed development.

Landscaping

The Parks Department has also requested additional information regarding SuDS. The Planning Authority notes the proposals are primarily for a change of use rather than a greenfield/wholesale redevelopment and as such the scope for SuDS are more limited. Notwithstanding this, some provision for SuDs is warranted and additional information is sought in this regard and this could

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

complement some soft landscaping of lands outside the existing retail unit's building envelop that appears within the control of the applicant.

Other matters

The layout plan appears to describe a number of works to the entry area that are not referenced in the site notices, nor is it set out that there are 'ancillary site works'. The applicant is requested to clearly detail all works taking place to the front of unit. Should any of these require planning permission, new notices would be required.

Conclusion

Having regard to:

- The provisions of the South Dublin County Council Development Plan (2022-2028)
- the 'VC' zoning objective
- the consultee comments

it is considered that additional information is required to ensure the proposed development, would be in accordance with the South Dublin County Council Development Plan.

Recommendation

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

1. The applicant is requested to obtain a letter of confirmation of feasibility for proposed development in relation to wastewater from Irish Water.
2. The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to submit a drawing showing the existing Surface Water drainage network. The applicant is also requested to submit a drawing showing revised proposed drainage showing separation of foul and surface water drainage.

If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as SuDS features, then the applicant is requested to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

3. a. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development and the Planning Authority considers that scope exists for SuDS features. The applicant is requested to submit a drawing in plan and cross sectional

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples include but are not limited to:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Water butts
- Permeable Paving
- Grasscrete

The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

b. The applicant is requested to provide landscaping details for the outdoor space to the front of the existing ground floor retail units. Within this space it is requested that SuDs measures be considered, as well as pollinator-friendly and native-species planting. The applicant is also requested to provide a minimum of 3 No. bike parking spaces is in line with the Minimum Bicycle Parking Rates set out in Table 12.23 of the SDCC Development Plan 2022-2028.

4. The layout plan appears to describe a number of works to the entry area that are not referenced in the site notices, nor is it set out that there are 'ancillary site works'. The applicant is requested to clearly detail all works taking place to the front of unit. Should any of these require planning permission, new notices would be required.
5. The applicant is requested to submit:
 - full details of signage (advertisements), including any illumination
 - a schedule of materials detailing the final materials and finishes to the replacement shopfront

Comhairle Chontae Atha Cliath Theas

PR/1151/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0307


LOCATION: Coric House, Courthouse Square, Tallaght, Co. Dublin



**Deirdre Kirwan,
Senior 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: 12/09/22



Gormla O'Corrain, Senior Planner