

Comhairle Chontae Atha Cliath Theas

PR/1153/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0305 **Application Date:** 19-Jul-2022
Submission Type: New Application **Registration Date:** 19-Jul-2022
Correspondence Name and Address: J Taylor ArchitectLtd 39, North Avenue, Mount Merrion, Co. Dublin
Proposed Development: A 68.6sqm internal extension to the existing first floor, alterations to front elevation to include new sliding doors and change of use of the entire building from motor sales workshops to funeral home support services.
Location: Unit 4, The Square Motor Centre, Belgard Square, Tallaght, Dublin 24
Applicant Name: Brian McElroy
Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

The subject site is located in the middle of a double-height / 2-storey flat-roofed block of commercial and light industrial units, located between Belgard Road South and the N81 road. The block is south-facing, with a car wash and petrol station located to the north / rear. The block contains a mix of service uses and a funeral home in the ownership of the applicant.

Site Area:

Site Visit: 01/09/2022

Proposal:

- A **68.6sqm internal extension** to the existing first floor,
- **alterations to front elevation** to include new sliding doors and
- **change of use** of the entire building from motor sales workshops to funeral home support services.

Zoning

The site is subject to zoning objective 'TC' – 'To protect, improve and provide for the future development of Town Centres'

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Screening for Strategic Environmental Assessment

No overlap with the relevant environmental layers.

Consultations:

Water Services	No objection, subject to conditions.
Irish Water	No objection, subject to conditions.
Roads	Requests Additional Information.

Submissions/Observations /Representations

None.

Relevant Planning History

None.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Development Plan (2022 - 2028)

Chapter 9 Economic Development and Enterprise
Section 9.1 Employment in South Dublin
Policy EDE4 Urban Growth, Regeneration and Placemaking
Section 9.4.2 Retail Hierarchy
Section 9.5.1 Tallaght
Policy EDE9 Retail – Tallaght Town Centre
Chapter 12 Implementation

Tallaght Town Centre Local Area Plan 2020

Section 5.3 Community Facilities

Relevant Government Policy

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

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

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

PL02/2020: Covid-19 Measures

PL03/2020: Planning Time Periods

PL04/2020: Event Licensing

PL05/2020: Planning Time Periods

PL06/2020: Working Hours Planning Conditions

PL07/2020: Public Access to Scanned Documents

PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Zoning and Council policy
- Change of use
- Additional Floorspace and Visual Impact
- Access, Transport and Parking
- Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is subject to the 'TC' Town Centre land-use zoning objective, which reads, "To protect, improve and provide for the future development of Town Centres." The proposed use, Funeral Home, is permitted in principle under this zoning objective as per the County Development Plan. The proposed use is therefore acceptable in principle, subject to the relevant policies and objectives of the County Development Plan.

Change of Use

The proposed change of use is acceptable in principle, as per the zoning objective. It is noted that the proposed use of funeral home would support and complement the existing funeral home located within the block, which is in the same ownership. The plans indicate the site will be used for vehicle storage at ground floor level, with rooms at first floor level fulfilling various functions and staff amenities for the funeral home.

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Additional Floorspace and Visual Impact

The proposed additional floor space at first floor level would extend the mezzanine level to fill out the unit. Considering the location within a town centre, the additional floor space for a commercial activity and community service is considered to be acceptable.

Changes to the front elevation entail the provision of additional sliding doors in the glazed façade. This is acceptable and would not have an undue impact on the setting.

Access, Transport and Parking

The Roads Department report recommends additional information based on the number of car parking spaces available for the proposed use.

It is noted that the proposed development is in a town centre, proximate to a luas terminus, bus stops and the future site of the bus terminus in Tallaght Town Centre. Given the proposed use, it is reasonable to expect that staff would use public transport to access the unit, whereas visitors are quite likely to attend in groups by car.

The Motor Square site is providing with parking on all sides, most of it not explicitly marked, and there do not appear to be any reserved or restricted spaces.

In this context, it is considered that the change of use can be safely considered not to attract such additional traffic as would require an increase in parking spaces in the area.

Drainage

Both the Environmental Services Department and Irish Water have stated no objection, subject to standard conditions, including a connection agreement if required.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development;
- the distance from any European sites;
- the lack of a hydrological connection to any European sites;

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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.

Other Considerations

Development Contributions

Planning Reference Number	SD22A/0305
Summary of permission granted:	
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	506.6
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	506.6
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€50,031.82

Note: Assessable Area is:

438 sq.m. existing area for change of use

68.6 sq.m. new development.

506.6 sq.m. total.

SEA Monitoring

Development Type: Commercial

Floor Area (sq.m.): 68.6 sqm increase

Site Type: Brownfield / Urban Consolidation

Site Area (ha.): 0.0269

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Conclusion

The proposed development is a suitable use in a Town Centre area and would be suitably located as a support facility for the existing funeral home in the same location. The proposed development would, subject to the conditions attached herewith, adhere to the South Dublin County Development Plan 2022 – 2028 and the Tallaght Town Centre Local Area Plan 2020, and support the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Irish Water Connection Agreement.
Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water, as appropriate.
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
3. Financial Contribution.
The developer shall pay to the Planning Authority a financial contribution of €50,031.82 (Fifty thousand and thirty-one Euro and eighty-two Cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made

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under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: Contribution calculated on basis of change of use of 438 sq.m. where development contributions have not previously be paid with respect to the development, and 68.6 sq.m. of new floor area.

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

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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REG. REF. SD22A/0305


LOCATION: Unit 4, The Square Motor Centre, Belgard Square, Tallaght, Dublin 24



**Jim Johnston,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 12/09/22



**Gormla O'Corrain, Senior
Planner**