

# Comhairle Chontae Atha Cliath Theas

PR/1179/22

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0316      **Application Date:** 27-Jul-2022  
**Submission Type:** New Application      **Registration Date:** 27-Jul-2022

**Correspondence Name and Address:** Tony Bamford Planning Airport Hub, Furry Park, Swords Road, Santry, Dublin 9

**Proposed Development:** Extension, Change of Use and alterations to Kilnamanagh Shopping Centre; A two storey extension is proposed along the centre's eastern elevation (total GFA increase of 2,336sq.m); Change of Use of the first-floor retail area (last used by Dunnes Stores as textile sales space) which will be extended and subdivided to provide for two new non-retail, service units; Unit 1 will extend to c.1,411sq.m for use as a health centre and Unit 2 will extend to 790sq.m for use as a gym; Removal of condition 3 of PA Ref: SD06a/0095 to allow for the increased net sales area to allow for the increase in net comparison sales space at ground floor level; New entrance ramp and steps at the north of the extension; The southern lobby entrance into Dunnes Stores will be demolished and replaced with a new glazed lobby entrance; New walkway canopy generally on the north and south elevations; New ramped access next to existing pedestrian entrance steps on Mayberry Road; Reconfigure existing entrance to Treepark Road including revised parking layout generally around the east side of the building to allow for an adjusted, one-way, system around the centre; Car parking, as a result of the extension, will be reduced; Four electric vehicle parking spaces; Covered cycle parking; New enclosed service yard wall and gates to existing service area on the west side of the centre; New signage (including illumination) proposed to elevations including two Totem signs; Recladding on elevations. Additional landscaping treatment generally around the east side of the centre arising from the amendments to the car park. Landscaping works and all drainage works including SUDS measures; All other ancillary works to facilitate the development.

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**Location:** Kilnarnanagh Shopping Centre, Treepark Road /  
Mayberry Road, Kilnarnanagh, Dublin 24

**Applicant Name:** Better Value Unlimited Company

**Application Type:** Permission

(CM)

### **Description of Site and Surroundings:**

#### **Site Description:**

The subject site is Kilnarnanagh Shopping Centre, a district shopping centre in a residential area, with a Dunnes supermarket anchor store and a number of small units accessed via an internal mall. The building is central to the site with parking around the periphery. Access to the site is by two vehicular entrances (one of which is a service entrance) to the west and east.

**Site Area:** 2.58 Ha.

**Site Visit:** 9/9/2022

### **Proposal:**

Extension, Change of Use and alterations to **Kilnarnanagh Shopping Centre;**

**A two storey extension** is proposed along the centre's eastern elevation (total GFA increase of 2,336sq.m);

Change of Use of the first-floor retail area (last used by Dunnes Stores as textile sales space) which will be extended and subdivided to provide for two new non-retail, service units;

- Unit 1 will extend to c.1,411sq.m for use as a health centre and
- Unit 2 will extend to 790sq.m for use as a gym;

Removal of condition 3 of PA Ref: SD06A/0095 to allow for the increased net sales area to allow for the increase in net comparison sales space at ground floor level;

New entrance ramp and steps at the north of the extension;

The southern lobby entrance into Dunnes Stores will be demolished and replaced with a new glazed lobby entrance;

New walkway canopy generally on the north and south elevations;

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New ramped access next to existing pedestrian entrance steps on Mayberry Road;

Reconfigure existing entrance to Treepark Road including revised parking layout generally around the east side of the building to allow for an adjusted, one-way, system around the centre;

Car parking, as a result of the extension, will be reduced;

Four electric vehicle parking spaces; Covered cycle parking; New enclosed service yard wall and gates to existing service area on the west side of the centre; New signage (including illumination) proposed to elevations including two Totem signs; Recladding on elevations.

Additional landscaping treatment generally around the east side of the centre arising from the amendments to the car park.

Landscaping works and all drainage works including SUDS measures; All other ancillary works to facilitate the development.

### **Zoning**

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

The proposed expansion of the shopping centre would extend the total retail floor area to over 11,000sq.m.

### **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.
Public Realm	Requests Additional Information.
Roads	Requests Additional Information.

### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

None.

### **Relevant Enforcement History**

None.

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### Pre-Planning Consultation

None.

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

Chapter 2 Core Strategy

2.6.8 Employment Lands

2.7.1 Dublin City and Suburbs

“Wider Dublin City and Suburbs area

A key component of this Development Plan is to support the consolidation of the key urban areas with more local day to day services focused on the existing villages, district centres and local centres.”

Chapter 4 Green Infrastructure

Policy GI1 Overarching

Policy GI2 Biodiversity

Policy GI4 Sustainable Drainage Systems

Chapter 5 Quality Design and Healthy Placemaking

Policy QDP1 Successful and Sustainable Neighbourhoods

QDP1 Objective 2: Movement, Placemaking and Streetscape Design

QDP1 Objective 4: Urban Design, Integration and Potential for Connectivity

5.2.2 Context

Policy QDP2 Overarching – Successful and Sustainable Neighbourhoods

Policy QDP6 Public Realm

QDP6 Objective 3: To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to ensure that the design addresses environmental quality, urban design, safety including the potential for anti-social behaviour, identity, and image.

5.2.6 High Quality and Inclusive Development

Street Frontage

“Promoting well-designed streets and public spaces that feel safe, secure and attractive for all to use is an important element in creating healthy places to live, work, visit, socialise and invest in. Successful streets and spaces are generally characterised by the presence of active frontages or ‘live’ edges. 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.

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Active frontages which meet these criteria will be encouraged in all town, district and local centres, while inactive or poorly designed frontages will be discouraged.”

Policy QDP7 High Quality Design – Development General  
QDP7 Objective 2: Well-designed streets and public spaces  
QDP7 Objective 3: New and replacement shopfronts

Policy QDP8 High Quality Design – Building Height and Density Guide (BHDG)  
QDP8 Objective 2: Proactively consider additional height in District Centres

Chapter 6 Housing  
Policy H13 Residential Consolidation  
H13 Objective 4: ‘Living-over-the-shop’ uses in urban centres

Chapter 7 Sustainable Movement  
Policy SM1 Overarching – Transport and Movement  
Section 7.5.2 Cycle South Dublin  
Table 7.1 Cycle South Dublin Routes and Projects: Route 28  
Policy SM2 Walking and Cycling  
Policy SM3 Public Transport  
Policy SM5 Street and Road Design  
Policy SM6 Traffic and Transport Management  
Policy SM7 Car Parking and EV Charging  
SM7 Objective 3: Area-Based Parking Caps  
SM7 Objective 6: Appropriate parking arrangements for disabled drivers, motorcyclists and scooters in district centres.  
SM& Objective 7: Measures to encourage efficient turnover of spaces within district centres  
Chapter 8 Community Infrastructure and Open Space  
8.9 Early Childhood Care and Education Facilities (promotes provision of childcare services in district centres)  
Policy COS7 Childcare Facilities  
COS7 Objective 1: Support and facilitate provision of childcare facilities on well-located sites.

Policy COS12 Places of Worship  
COS12 Objective 1: Support and facilitate provision of places of worship and multi-faith centres in district centres.

Chapter 9 Economic Development and Enterprise  
Policy EDE1 Overarching  
EDE1 Objective 6: Sustainable development incl. sustainable transport and use of renewables such as solar.

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Policy EDE2 Green Economy

9.4 South Dublin's Retail Strategy

9.4.2 Retail Hierarchy

Table 9.1 Retail Hierarchy for the Region – South Dublin

“Town and / or District Centres and Sub- County town Centres (Key Service Centres)

These centres will vary both in the scale of provision and size of catchment depending on proximity to a major town centre, but a good range of comparison shopping would be expected (though no large department store), some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary food stores alongside financial and other retail services. District Centres should generally cater for a population of 10,000-40,000 people.”

Table 9.2 Settlement Hierarchy and Retail Hierarchy: Identifies Kilnamanagh Shopping Centre as a Level 3 retail centre and a district centre within the neighbourhood area of Tallaght.

9.4.4 Additional Retail Floorspace and Sequential Growth

“The floorspace figures in the 2008 Strategy are considerably outdated and it would not be appropriate to apply them in the Retail Strategy set out in this section. As indicated previously, when the retail strategy for the Region is updated a Variation to the County Development Plan will be prepared should it be required.”

Policy EDE8 Retail – Overarching

EDE8 Objective 4: Protecting viability and vitality

EDE8 Objective 7: Consolidation of retail centres through sequential approach

EDE8 Objective 9: Support placemaking enhancements and upgrades to village and centres

EDE8 Objective 10: Bring Banks

Policy EDE12 District Centres

EDE12 Objective 1: Promote development of district centres.

EDE12 Objective 2: Ensure that scale and type of retail offer is sufficient to serve a district catchment without adversely impacting higher order centres.

Chapter 10: Energy

Policy E7 Solar Energy

Chapter 11 Infrastructure and Environmental Services

Policy IE1 Overarching: Development within environmental limits.

Policy IE3: Surface Water and groundwater

IE3 Objective 2: SUDs

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Policy IE8 Environmental Quality

Chapter 12 Implementation and Monitoring

### **Relevant Government Policy** **Ministerial Guidelines and Policy**

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

**Retail Planning Guidelines 2012**

**GDA Retail Strategy 2008 – 2016**

**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
  - Intensification of Use
- Sustainable Movement
- Infrastructure and Environmental Services
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

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### Zoning and Council Policy

The site is subject to the 'DC' Town Centre land-use zoning objective, which reads, "To protect, improve and provide for the future development of Town Centres."

The existing retail offering at the centre exceeds the largest defined retail use in the County Development Plan (>5,000sqm, the upper limit of a major retail outlet). The existing centre is an 'other use' and as per section 12.2.1 of the Plan:

"Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level."

The application would provide for an extension of the building of 1,639 sqm. This extension and internal works provide for reconfiguration of the internal space as follows:

- At ground level, increase of net sales area of 1,780 sqm (retail)
- At first floor level, **loss** of net sales area of 1,371 sqm (retail)
- At first floor level, provision of 2 non-retail services units, a gym (790 sqm) and a health centre (1,411 sqm), a total of 2,201 sqm.
  - o Of this, 697sqm is new floor space
  - o 1,504sqm is existing space textiles retail / back of house space subject to change of use.
- At first floor level, 1,504sqm of what the agent describes as retail space is being removed.
- Therefore, the agent describes a total retail space increase of 409sqm.

The County Development Plan sets out that a district centre should cater for a population of 10,000 – 40,000 people (Table 9.1). The Plan also explicitly identifies the floor space figures in the 2008 Retail Strategy as being out of date and inappropriate for guiding future development, pending an update to the GDA Retail Strategy.

The total floor space of the centre is currently 11,580 sqm, and this is proposed to increase to 13,916 sqm (although most of this is non-retail services).

Section 2.7.1 of the County Development Plan encourages the provision of day-to-day services in centres (such as district centres) in support of the consolidation of such centres as service centres. Policy EDE12 also supports the development of district centres as retail-led mixed-use centres.

In principle, it is considered that the proposed quantum of retail and non-retail space increases sought in the application are acceptable. The County Development Plan includes a number of policies and objectives relating to design, consolidation and mix of uses in district centres, and these are also considered:



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### Quality Design and Healthy Placemaking

The shopping centre has generally inactive external frontage, with an internal mall being the locus of activity within the scheme. The existing centre is of a suburban typology, designed for car-based transit. The proposed development would extend this characteristic of the design.

The County Development Plan seeks active street frontage, well designed streetscapes, and good quality public spaces in district centres. The applicant has provided a Design Statement, but ultimately this does not address the design-related policies and objectives contained in the County Development Plan and quoted above in this report.

The applicant should be requested to provide a revised Design Statement **as additional information** and as necessary, revise the plans for the scheme, to address the following policies:

- Policy QDP1, and in particular objectives 2 and 4.
- Policy QDP2 and the Plan Approach
- Policy QDP6 Public Realm, in particular objective 3 as it relates to environmental quality, urban design and safety.
- Section 5.2.6 guidance on street frontage.
- Policy QDP7 objectives 2 and 3, in particular in relation to the need to increase activity on the building frontages.

### Impact on the Surrounding Area

*i. Two-storey extension:*

As set out above, the proposed development would result in a two-storey extension to the eastern side of the existing district centre. The proposed extension would have a parapet height of 10.10 meters and would match the height of the existing building. The development would reduce the setback from the eastern boundary by approx. 14.7 meters and would result in the reduction of the setback from the nearest residential property, located at Birchview Heights, from approx. 47 meters to approx. 32 meters. It is therefore considered to be unlikely to result in a significant negative impact.

*ii. Proposed uses:*

The development would seek to introduce a number of new uses into the existing District Centre. It is noted that the proposed uses would increase the level of comings and goings to the existing development. The applicant has set out that operators for these uses have not been identified. In this regard, it is recommended that **a condition** should be imposed requiring the hours of operation, signage, and number of staff be agreed, prior to the occupation of the units.

*iii. Mechanical Plant:*

The current application would propose the installation of additional M&E plant on the roof of the existing development. Considering that there is a significant quantum of plant on the existing roof and the separation distance from the nearest noise sensitive receptors, it is

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unlikely that the proposed development would impact on the amenity of the neighbouring properties, beyond the existing situation onsite. Should the application be approved, it is recommended that a **condition** be imposed to limit noise emissions.

### Proposed Signage

The proposed development would seek permission for the installation of a new scheme of signage (including illumination) to all elevations of the subject property, as well as the erection of two Totem (free standing) signs.

Section 11.2.8 of the Development Plan outlines the Council's policies and objectives in relation to Signage and Advertising:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation.*  
The level of signage is considered appropriate.
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.*  
Signs are generally not at ground floor; however, it is noted that the proposed signage would generally replace existing signage and are largely positioned adjacent to entrance doors. Accordingly, this element of development is considered to be acceptable.

*Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.*

The proposed signage would be significantly larger than the current lettering and is considered to represent an unacceptable design response. It is recommended that the applicant be requested to reduce the proposed scale of signage, through the submission of further information.

*Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.*

The proposed signage is not proportionate and should be reduced in scale.

- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).*  
Not applicable to the subject site.
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*  
The proposed material and lighting of the signage are considered acceptable

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- *All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.*  
Not applicable to the subject site.

Two free standing signs are also proposed. Table 3.18 of the Development Plan set out that free standing advertisement displays are generally not appropriate but may be considered at the entrances to shopping centres. The provision of the proposed totem signs is not precluded by the development plan. That being said and considering the proximity of the neighbouring residential properties, as well as the significant scheme of signage, proposed to be installed on the application building, the proposed free standing signs would be excessive and constitute an over provision of signage on site and therefore should be omitted.

### **Economic Development and Enterprise**

The application is limited in scope to an extension of the retail area and provision of some non-retail services. As noted under 'Zoning and Council Policy', the overall increase in retail and non-retail services is considered acceptable in the absence of a more specific updated Retail Strategy (and as guided by the County Development Plan's commentary on the existing retail strategy).

As there are other issues with the development, it would be beneficial for the applicant to provide, by way of **additional information**, an explanation as to whether they have considered, and if so, why they have excluded, other uses which the County Development Plan promotes the delivery of in district centres, namely:

- Residential development as part of a mixed-use centre;
- Childcare services
- Place of worship or multi-faith facility.

This is considered to be an appropriate request, as any diversification or consolidation of services on the site, or increase of local residential density, would improve its standing as a local facility within a walkable neighbourhood, and improve the aggregate demand within the immediately served area.

### **Open Space, Green Infrastructure and Natural Heritage**

The applicant has not provided a Landscape Plan and does not appear to have proposed landscape / SUDs or biodiversity features to augment the shopping centre, which is currently dominated by hard surfaces.

The Public Realm Department has recommended that **additional information** be provided in relation to the Green Space Factor, SUDs and a comprehensive Landscape Plan be provided. This is considered to be appropriate.

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In addition, it is considered appropriate that the applicant address, by way of **additional information**, compliance with the following County Development Plan policies:

- Policies GI1, GI2 and GI4, and requirement in section 12.4.2 for a Green Infrastructure Plan
- Policy QDP6 Objective 3 – environmental and public realm improvements in district centres.
- Policy IE3 Objective 2 relating to SUDs.

### **Sustainable Movement**

The Roads Department has recommended **additional information** with regard to pedestrian facilities, cycling facilities and appropriate parking facility for mobility impaired users and electric vehicle charging. These are appropriate requests.

The County Development Plan in addition seeks area-based parking caps, appropriate parking arrangements for motorcyclists and scooters, and measures to encourage efficient turnover of spaces within district centres. The applicant should provide **additional information** to show compliance with Policy SM7 of the County Development Plan, in particular objectives 3, 6 and 7.

### **Energy**

The County Development Plan encourages the use of renewable energy at employment sites and the use of solar panels. The applicant should be invited to consider the possibility of 'greening' the development by installing solar panels on the roof of the shopping centre, by way of **additional information**.

### **Infrastructure and Environmental Services**

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.

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### **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;

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**

Additional information should be sought, as detailed in this report.

### **Recommendation**

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

#### 1. Design Approach.

The County Development Plan seeks active street frontage, well designed streetscapes, and good quality public spaces in district centres. The applicant has provided a Design Statement, but ultimately this does not address the design-related policies and objectives contained in the County Development Plan and quoted above in this report.

The applicant should be requested to provide a revised Design Statement as additional information and, as necessary, revise the plans for the scheme, to address the following policies:

- Policy QDP1, and in particular objectives 2 and 4.
- Policy QDP2 and the Plan Approach
- Policy QDP6 Public Realm, in particular objective 3 as it relates to environmental quality, urban design and safety.
- Section 5.2.6 guidance on street frontage.
- Policy QDP7 objectives 2 and 3, in particular in relation to the need to increase activity on the building frontages.

The Planning Authority is concerned that the extension to the development intensify development on the site without sufficiently improving the public realm or accessibility of the site, and that a considered approach to healthy placemaking is required.

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2. Additional Uses.

it would be beneficial for the applicant to provide, by way of additional information, an explanation as to whether they have considered, and if so why they have excluded, other uses which the County Development Plan promotes the delivery of in district centres, namely:

- Residential development as part of a mixed-use centre;
- Childcare services
- Place of worship or multi-faith facility.

Any diversification or consolidation of services on the site, or increase of local residential density, would improve its standing as a local facility within a walkable neighbourhood, and improve the aggregate demand within the immediately served area.

3. Pedestrian and Cyclist Facilities.

The applicant is requested to submit a revised layout of not less than 1:200 scale showing:  
(a) clear pedestrian walkways and crossings from all access points to the main entrances.  
(b) cycling facilities and parking as per DMURS and the County Development Plan. The applicant is requested to provide justification and a breakdown of the bicycle parking to be provided. Minimum Bike Parking Rates should be calculated using Table 12.23 of the SDCC Development Plan 2022-2028.

2. The applicant is requested to submit a revised layout showing provision of 15 No. EV car parking spaces and 20 No. Mobility Impaired parking spaces.

3. The applicant is requested to provide justification and a breakdown of the bicycle parking to be provided. Minimum Bike Parking Rates should be calculated using Table 12.23 of the SDCC Development Plan 2022-2028.

4. The applicant is requested to submit a revised layout showing provision of 15 No. EV car parking spaces and 20 No. Mobility Impaired parking spaces.

5. The County Development Plan seeks area-based parking caps, appropriate parking arrangements for motorcyclists and scooters, and measures to encourage efficient turnover of spaces within district centres. The applicant should provide additional information to show compliance with Policy SM7 of the County Development Plan, in particular objectives 3, 6 and 7.

6. Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

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- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
- ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features and demonstrate how natural SUDs features can be incorporated into the design of the proposed Development
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- v. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

### 7. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, swales or other such SuDS.
- SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

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

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8. A Green Space Factor (GSF) Worksheet should be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required score for a District Centre is 0.5. A worksheet can be obtained from the SDCC Public Realm Department.  
Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.
9. Energy.  
The County Development Plan encourages the use of renewable energy at employment sites and the use of solar panels. The applicant is invited to consider the possibility of 'greening' the development by installing solar panels on the roof of the shopping centre, by way of additional information.
10. The following revision should be incorporated into the proposed scheme of signage;
  - i. The applicant is requested to provide a revised scheme of signage that incorporates a reduction in the lettering height so as to be more in keeping with the scale of the existing signage.
  - ii. The proposed totem signage



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REG. REF. SD22A/0316

LOCATION: Kilnamanagh Shopping Centre, Treepark Road / Mayberry Road,  
Kilnamanagh, Dublin 24



**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:** 20/09/2022



**Mick Mulhern, Director of Land Use,**  
**Planning & Transportation**