

Comhairle Chontae Atha Cliath Theas

PR/1248/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0330 **Application Date:** 11-Aug-2022
Submission Type: New Application **Registration Date:** 11-Aug-2022
Correspondence Name and Address: John Hodgins Amalfi, Rocky Road, Wicklow Town,
Co. Wicklow
Proposed Development: Construction of a single storey valeting building and
canopy and associated site works and services.
Location: Units 5, (Nissan) and Volkswagen Valley Motor Mall,
Dublin 22
Applicant Name: Gabriel Keane Motors Ltd
Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0935 Hectares on the application form.
Site Visit: 14th of September 2022.

Site Description

The subject site is located between a car dealership and an office building. The site comprises of an access road connecting Fonthill Road to the south to an access road through the Liffey Valley Office Campus to the north. The site is currently gated off and used to store cars.

Proposal

Permission is sought for the construction of a single storey valeting building and canopy and associated site works and services.

Zoning

The subject site is largely unzoned. Slivers of the site along the western boundary are zoned Zoning Objective 'MRC': *'To protect, improve and provide for the future development of a Major Retail Centre'* under the South Dublin County Development Plan 2022-2028.

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Consultations

Water Services	No objection subject to conditions.
Irish Water	Additional information requested.
Roads Department	No objection subject to conditions.
Public Realm	Advised no comments/conditions to add.
H.S.E. Environmental Health Officer	No objection subject to conditions.
Inland Fisheries Ireland	Observation received.
Waterways Ireland	No observation received.

SEA Sensitivity Screening – the subject site overlaps with the following layers:

- Aviation layers Outer Horizontal Surfaces for Dublin and Casement and Bird Hazards

Submissions/Observations/Representations

No third party submissions received.

Inland Fisheries Ireland have submitted an observation on the application stating the following:

IFI have noted a lack of appropriate maintenance on oil interceptors and silt traps on several developments in the operational phases and would encourage that a robust post construction maintenance agreement/condition are put in place for the maintenance of this same infrastructure.

- *It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development during construction and post construction phases with no negative repercussions for the quality of any receiving waters.*
- *Pipe laying activities, general ground works and pipe connections poses a high risk of suspended solids and other deleterious matter entering surface waters, especially where there are existing connections on-site to the surface water drainage network, which is hydraulically connected to water courses. If pumping is required from excavations such as thrust and reception pits or land trenches along the route, then water must be treated before discharge to any existing drainage network. There can be no direct pumping of contaminated water from the works to a watercourse at any time.*

Relevant Planning History

Site to east and overlapping with subject site

SD03A/0849

Vary a previous grant of permission dated 10/04/03 (Register Reference SD03A/0011) for the development of a cafe/coffee shop within part of the East Rotunda at Liffey Valley Shopping Centre. The variation consists of omitting the requirement of Condition No. 4 to provide separately metered water supply and 24 hour water storage to service this approved cafe/coffee shop.

Permission granted.

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S01A/0788

Alterations and additions to existing planning permission Reg. Ref. S99A/0948 to include the provision of an additional office floor of 617 sq.m on Block C at fourth floor level and the relocation of plant and boiler room all at fourth floor level. **Permission granted.**

S01A/0526

Revisions and alterations to existing planning permission Reg. Ref. No. S99A/0948 and shall include the provision of 3,907 metres squared of office space and 28.8 metres squared of substation provided in four storey office building, associated external landscaping, car parking, bicycle parking, access roads and auxiliary works. **Permission granted.**

S01A/0332

Alterations and additions to existing planning permission Reg. Ref. S99A/0948 and shall include the provision of 604m² of additional office space at ground, first, second and third floor levels and an additional fourth floor level of 1123m². Also, the provision at semi-basement level for no. 32 car parking spaces and an additional 44m² of sub-stations, plant rooms and auxiliary areas, associated external landscaping, car parking, access roads and auxiliary works. **Permission granted.**

S99A/0948

New office business centre development at Lucan/Clondalkin Town Centre, Liffey Valley, Quarryvale on site of 3.48 hectares bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, to include 4 no. office buildings of gross floor area 17,194.7 sq.m. no. amenity building containing creche, gym, shop, juice bar of gross floor area 1916 sq.m. 2 no. sub-stations gross floor area 68 sq.m. Associated car parks, bus stops, bus shelters, set down areas for taxis, access roads, service areas, roof mounted plant areas, landscaping and associated works. **Permission granted.**

S98A/0853

Alterations and additions to store, Unit 56 of previously approved Quarryvale Shopping Centre. To provide for additional storage/ancillary area and associated access stairs at mezzanine floor level. **Permission granted.**

Adjoining site to west

SD21A/0198

Installation of roof mounted solar photovoltaic panels to include all ancillary works and services. **Permission granted.**

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SD03A/0464

Alterations to existing Unit 5 building to provide additional floor area at first floor level and alterations to existing elevations. **Permission granted. Site is labelled as an existing roadway with a petrol pump.**

Adjoining roadway to south (Fonthill Road)

SD21A/0291

Amendments to the permitted development previously granted under SDCC Ref. SD19A/0320 and An Bord Pleanála Ref. 306251-19; including the erection of 2 bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger Information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side); road alterations on Fonthill Road comprising of the amendment of staggered to straight Toucan crossings, the addition of a new straight Toucan crossing, the replacement of bus lay-by areas with bus islands, and the removal of a left slip lane; all associated site services and site development works. **Permission granted.**

SD19A/0320

New bus interchange facility with associated set down area; street furniture; passenger waiting shelters; signage and lighting; infrastructure and landscaping works at the existing car park, north of the Liffey Valley Shopping Centre, along the ring road (Ascaill na Life) and the main access road from the Fonthill Road (Bóthar na Life); including road infrastructure changes; access improvements; reconfiguration of the car park; general soft and hard landscaping works; inclusion of enhanced bus facilities including the new bus interchange; new pedestrian infrastructure; new cycling infrastructure; bus lay-by facilities and a bus driver welfare facility; all ancillary site services and site development works. **Permission granted.**

Overall showroom units (not including subject site)

S99A/0041

Alterations to previously approved permission PL065.093483 to provide 5 motor showrooms/service workshops and 5 valeting units, provision for external landscaping, feature fountains underground diesel and petrol storage tank, provision for external landscaping, car parking boundary treatment, signage, associated services and a 6m wide access road from spine road A to road E to provide vehicular offloading facilities. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy GI5: Climate Resilience

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy EDE10: Liffey Valley Major Retail Centre

Support the Level 2 Major Town Centre retail function of Liffey Valley Shopping Centre

EDE10 Objective 1:

To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure / entertainment, retail warehouse and commercial land uses.

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

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

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Relevant Government 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 & OPW, (2009).

Circular PL 2/2014 Flooding Guidelines

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Access and Traffic;
- Visual Amenity;
- Residential Amenity;
- Green Infrastructure;
- Infrastructure and Environmental Services;
- Environmental Health;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is largely unzoned. Slivers of the site along the western boundary are zoned Zoning Objective 'MRC': *'To protect, improve and provide for the future development of a Major Retail Centre'* under the South Dublin County Development Plan 2022-2028. The site adjoins MRC zoning to the east and west.

The proposed car wash/valet building would be located on the unzoned part of the site. It is assumed that the site is unzoned as it was historically identified as an access road. The CDP does not specify what can be permitted on unzoned lands. Notwithstanding this, it is noted that the site is directly adjacent to MRC zoning and in this instance will be assessed in relation to this.

Car wash and valeting facilities are not specified as a land use under the MRC zoning table nor any zoning table of the CDP. It is noted that the facility is in association with an existing car showroom/dealership approx. 40m to the west of the subject site. A 'Motor Sales Outlet' is Permitted in Principle under the MRC zoning. Considering that the building would be directly

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associated with the showroom/dealership and not for public use, it is considered to be acceptable in principle subject to further assessment against the relevant policies, objectives and standards set out under the CDP.

The Liffey Valley Shopping Centre to the east of the subject site is designated as a Major Retail Centre under the CDP. Policy EDE10 Objective 1 of the CDP states *'To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure /entertainment, retail warehouse and commercial land uses.'* The proposal is for a car wash/valet building associated within an existing car showroom/dealership and is therefore considered to comply with the policies and objectives relating to the Liffey Valley Major Retail Centre.

Access and Traffic

Access

It appears that the subject site is an access road, providing one-way vehicular access from Fonthill Road to the access road through the Liffey Valley Office Campus to the north. The road had a layby along the west with at one time a petrol pump (based on a planning history search). It is not clear from the submitted application material, nor the planning history available at the time this report was written, what/when the origin of this road was. It is noted that Reg. Ref. S99A/0041 provided for 5 motor showrooms/service workshops and 5 valeting units. Subsequent planning permissions have shown this road on their plans. This access road was never taken in charge by SDCC.

The access road is, however, currently gated off and used to store cars. It appears that the access road has been gated off over time. It appears that it was more permanently gated off starting between 2017-2018 (based on Google Earth images).

The permitted upgrades to Fonthill Road, under Reg. Ref. SD19A/0320, and amendment application Reg. Ref. SD21A/0291, show that the existing access from Fonthill Road to the site would be removed. The footpath would be extended across the southern boundary of the subject site, a cycle path and bus lane would also extend along Fonthill Road.

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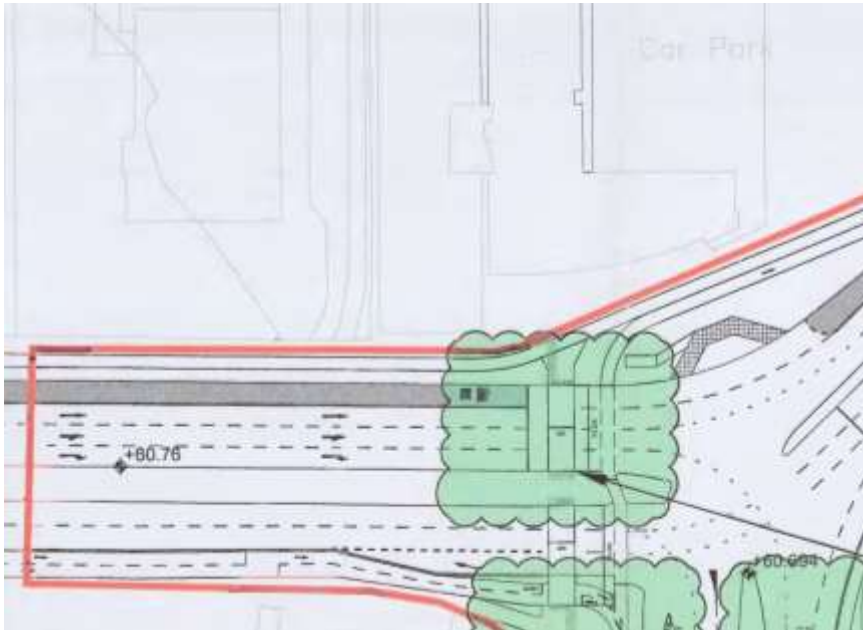


Figure 1 Extract from Proposed Site Layout Sheet 2 of 5 from Reg. Ref. SD21A/0291.

However, based on a site visit on the 14th of September 2022 it appears that a vehicular access from Fonthill Road to the subject site is being reinstated as part of these upgrade works.

The submitted site plan with the subject application also shows this southern access. Although the application documentation states that the northern access would be the site's entrance and exit. It is not clear from the application material if any changes are proposed to the southern boundary/access, which currently has a vehicle barrier gate and green palisade fencing across it.

The Roads Department have no objection subject to conditions:

Description:

Construction of a single storey valeting building and canopy and associated site works and services.

The applicant intends to retain the existing boundary fence which will mean no vehicles can enter the site from Fonthill Road. The existing gate to the North will also be retained.

The proposed construction will not affect the existing access/egress arrangements onto the public road.

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No Roads objections subject to the following conditions:

- 1. The southern entrance onto Fonthill Road must remain closed to vehicles.*
- 2. Any gates shall open inwards and not out over the public domain.*

From a further phone conversation with the Roads Department, on the 29th of September 2022, they expressed concern with reopening the southern access given that this was not provided for under the adjoining application for Fonthill Road and would cross a cycle path and a bus lane.

If the proposed development were to be granted this would restrict the use of this site as an access road again in the future. While this is not desirable in terms of connectivity of these lands, it is noted that the road is not taken in charge and the permitted Fonthill Road upgrades omit access from the south.

However, the applicant should be requested to provide additional information in relation to the historical use of the site as an access road, if known, and importantly, what is proposed in relation to the southern boundary/access. The applicant should take into account that the Fonthill Road upgrades do not permit an access to the subject site. **This should be addressed via additional information.**

Traffic

The submitted Civil Engineering Infrastructure Report states that this carwash/valet facility has already existed in this area and so there would be no influx in staff or traffic. It is assumed that this is referring to the existing valet building on the applicant's site approx. 40m to the west of the subject site. It has not been specified what is proposed for the existing valeting building. **The applicant should be requested to address what is proposed for this existing facility, in order to adequately assess traffic impact.** If works are proposed to this building, it will need to be included within the site (red) line boundary. The applicant is advised that a change in the site (red) line boundary, as part of the additional information response, may result it being deemed significant additional information.

Visual Amenity

The proposed development would involve the construction of a car wash/valeting building. The building would measure approx. 21.0m by 7.2m. The building would have a mono-pitch roof form and approx. 3.97m in overall height. The northern part of the building would be a canopy. The remainder would be enclosed with vehicular accesses from the north and south ends of the building.

The proposed materials would be horizontal cladding panels to match neighbouring showroom. The roof would have profiled trapezoidal roof panels with translucent panels. The vehicular access to the building would consist of sectional overhead doors to match the wall panel finish. The design

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and form of the building is considered to be in keeping with surrounding buildings and would be visually acceptable.

In terms of boundary treatment, the existing palisade (green coloured) boundary fences on the north, east (entrance) and west would be retained. The western boundary fence would be retained/reinstated over a new retaining wall. It is not clear on the drawings what is proposed along the southern boundary. This currently has a vehicle barrier gate and green palisade fencing. **As discussed above, further information is required in relation to this southern access.**

Residential Amenity

The subject site is located approx. 80m from the nearest residential development at Greenfort Lawns. Given the separation distance it is not considered that the proposal would have any undue impact on existing residential amenity.

Green Infrastructure

The subject site is located proximate to a Primary Green Infrastructure Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Policy G12 of the CDP requires the strengthening of the Green Infrastructure (GI) network and to ensure all development contribute towards GI. G14 of the CDP requires the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.

Rainwater harvesting/water butts are proposed as part of the development. Other SUDS measures are deemed in the submitted Civil Engineering Infrastructure Report as not feasible for this project. The application material states that impermeable surfacing would not increase. It appears that permeable surfacing, including grassed areas, has been removed from this site, side of the road, over time. Given the site's location in proximity to a Primary Green Infrastructure Corridor, further consideration should be given to the incorporation of green infrastructure, including SUDS measures, ensure compliance with Council's green infrastructure policies. **This should be addressed via additional information.**

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and have no objection subject to standard conditions.

Irish Water have reviewed the proposed development and request additional information in relation to obtaining a letter of confirmation of feasibility, a pre-connection enquiry and entering into a connection agreement with Irish Water and complying with Irish Water standards, codes and practices.

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Inland Fisheries Ireland have submitted an observation on the application stating the following: *IFI have noted a lack of appropriate maintenance on oil interceptors and silt traps on several developments in the operational phases and would encourage that a robust post construction maintenance agreement/condition are put in place for the maintenance of this same infrastructure.*

- *It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development during construction and post construction phases with no negative repercussions for the quality of any receiving waters.*
- *Pipe laying activities, general ground works and pipe connections poses a high risk of suspended solids and other deleterious matter entering surface waters, especially where there are existing connections on-site to the surface water drainage network, which is hydraulically connected to water courses. If pumping is required from excavations such as thrust and reception pits or land trenches along the route, then water must be treated before discharge to any existing drainage network. There can be no direct pumping of contaminated water from the works to a watercourse at any time.*

It is considered the above reports can be addressed via condition.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and finds it acceptable subject to conditions restricting noise, use of equipment and machinery, emissions and air blown dust. This report is noted and should be conditioned as such in the event of a grant of permission.

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 applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves the construction of a car wash/valeting building.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

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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.

Conclusion

Additional information is required in relation to closure of the site as an access road, the existing valeting facility on the applicant's land and in relation to surface water drainage and green infrastructure.

Recommendation

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

1. The subject site is an access road that is currently gated off and used to store cars. If the proposed development were to be granted this would restrict the use of this site as an access road again in the future. While this is not desirable in terms of connectivity of these lands, it is noted that the road is not taken in charge and the permitted Fonthill Road upgrades omit access from the south. The applicant is requested to provide additional information in relation to the historical use of the site as an access road, if known, and importantly, what is proposed in relation to the southern boundary/access. The applicant should take into account that the Fonthill Road upgrades (under Reg. Ref. SD19A/0320, and amendment application Reg. Ref. SD21A/0291) do not permit an access to the subject site.
2. The submitted Civil Engineering Infrastructure Report states that this carwash/valet facility has already existed in this area and so there would be no influx in staff or traffic. It is assumed that this is referring to the existing valet building on the applicant's site approx. 40m to the west of the subject site. It has not been specified what it proposed for the existing valeting building. The applicant is requested to address what is proposed for this existing facility, in order to adequately assess traffic impact. If works are proposed to this building, it will need to be included within the site (red) line boundary. The applicant is advised that a change in the site (red) line boundary, as part of the additional information response, may result it being deemed significant additional information.
3. Given the site's location in proximity to a Primary Green Infrastructure Corridor, the applicant is requested to incorporate further green infrastructure, including SUDS measures, to ensure compliance with the South Dublin County Development Plan 2022-2018's green infrastructure policies. It is noted that impermeable surfaces have been lost on the site over time.

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REG. REF. SD22A/0330

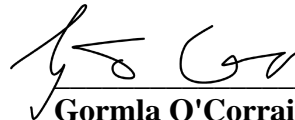
LOCATION: Units 5, (Nissan) and Volkswagen Valley Motor Mall, Dublin 22



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: 05/10/22



Gormla O'Corrain, Senior Planner