

# Comhairle Chontae Atha Cliath Theas

**PR/1333/22**

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

**Reg. Reference:** SD22A/0307      **Application Date:** 19-Jul-2022  
**Submission Type:** Additional      **Registration Date:** 29-Sep-2022  
Information

**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.**

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### **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.**

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**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.

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#### NCBH20 Objective 2:

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

#### 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.

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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:

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.

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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

#### **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.

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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

#### 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.

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#### **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.

#### **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.



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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**

**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.

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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

### **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**

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### **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.

#### **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;***

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- *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.*

*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.

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#### **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 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.

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### **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**

Request additional information.

Additional information requested: 12 September 2022

Additional information received: 29 September 2022

Consultations:

Water Services: No objections, subject to conditions.

Irish Water: No objections, subject to conditions.

Roads: No objections.

Parks: No report received at time of writing.

### **Assessment**

Item 1:

The applicant is requested to obtain a letter of confirmation of feasibility for proposed development in relation to wastewater from Irish Water.

*Applicant's response:*

*No new connections proposed.*

Assessment:

The applicant is required to obtain a letter of confirmation of feasibility from Irish Water, due to the presence of a combined sewer.

Item 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

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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.

*Applicant's response:*

*No new connections proposed.*

Assessment:

SuDS features are welcomed. Noted that the area to the front is now outside the redline. The applicant is required to obtain a letter of confirmation of feasibility from Irish Water, due to the presence of a combined sewer.

Item 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 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.

*Applicant's response:*

*Existing terraces offers opportunity to introduce SuDS.*

Assessment:

(a) This area has now been excluded from the redline. Notwithstanding this, the proposal is for a change of use and is considered acceptable.

(b) Layout indicates cycle parking outside the redline, within the front terrace. No roads objections. Condition regarding cycle parking recommended in the event of grant.

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### Item 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.

*Applicant's response:*

*Area has been excluded from current application.*

### Assessment:

The applicant has now omitted the area of the front of the unit from the redline. This is considered acceptable.

### Item 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

*Applicant's response:*

*Elevations now indicate 'WALK' logo. 1no on fascia and 2no on doors. Vinyl lettering is proposed.*

### Assessment:

In accordance with Section 12.5.7

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;  
*Signs relate to the occupier of the unit. 1no fascia sign proposed, 2 smaller signs on doors proposed. Level of signage is 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 on ground floor*

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

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



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*Signs are proportionate.*

- 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 12.3.8 Architectural Conservation Areas);

*Building is not PS. Site is within ACA. In accordance with 12.3.9 “*

*Any proposed new advertising signage should be of high quality and should visually respect the existing character of the ACA”. The signage is considered acceptable, given the context.*

- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;

*N/A*

- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

*Materials are acceptable. No lighting proposed.*

- All signage within the villages of the County must be respectful and enhance the context of the built and historical environment of the village.

*Signage is acceptable to context.*

In accordance with table 3.19, lettering on fascia signs should be no more than 400mm. The overall size of the sign proposed is 450mm x 290mm and is acceptable. Window signs should not occupy more than 25% of windows. This is achieved.

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### **Development Contributions**

Change of use to community use (day service centre) – 153.4sq.m

Assessable area = 153.4sq.m

### **Development Contributions**

<b>Planning Reference Number</b>	SD22A/0307
<b>Summary of permission granted:</b>	Change of use to - day service centre
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	
<b>Is development commercial or residential?</b>	Commercial
<b>Standard rate applicable to development:</b>	98.76
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	98.76
<b>Area of Development (m2)</b>	153.4
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	153.4
<b>Vehicle display areas/ Open storage spaces</b>	0
<b>Rate applicable</b>	€9.88
<b>Contribution</b>	€0.00
<b>Total development contribution due</b>	€15,149.78

### **SEA monitoring**

Building Use Type Proposed: Change of use

Floor Area: 153.4sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0406 Hectares.

### **Conclusion**

Having regard to:

- The provisions of the South Dublin County Council Development Plan (2022-2028)
- the 'VC' zoning objective
- the additional information submitted,

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it is considered that the proposed development would be in accordance with the South Dublin County Council Development Plan and the sustainable planning and 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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 29 September 2022, 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. Cycle Parking.  
The applicant shall provide 3 cycle parking spaces for the proposed development.  
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Drainage.
  - (a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works
  - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

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4. Drainage - Irish Water.
  - (a) All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - (b) Foul - Where relevant, prior to commencement of development, the applicant shall obtain a letter of confirmation of feasibility for proposed development from Irish Water.
  - (c) Foul - Where relevant, prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
5. Conservation.

Prior to the commencement of development, the applicant shall provide a Schedule of Materials should be provided detailing the final materials and finishes for approval and agreement with the Planning Authority.

REASON: in the interests of visual amenity.
6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €15,149.78 (fifteen thousand one hundred and forty nine euro and seventy eight cent), 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 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.

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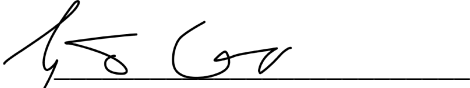
**REG. REF. SD22A/0307**

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

  
**Colm Harte,**  
**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:** 26/10/22

  
**Gormla O'Corrain, Senior Planner**