

Tony Bamford Planning
Airport Hub
Furry Park
Swords Road
Santry
Dublin 9

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1179	Date of Decision: 20-Sep-2022
Register Reference: SD22A/0316	Registration Date: 27-Jul-2022

Applicant: Better Value Unlimited Company

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.

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-Jul-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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.

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:

 - 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.

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

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0316

Date: 21-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**