

Comhairle Chontae Atha Cliath Theas

PR/1452/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0316

Application Date: 27-Jul-2022

Submission Type: Additional
Information

Registration Date: 01-Nov-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: Kilnamanagh Shopping Centre, Treepark Road /
Mayberry Road, Kilnamanagh, Dublin 24

Applicant Name: Better Value Unlimited Company

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

The subject site is Kilnamanagh 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 **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;

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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.

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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:

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

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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 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 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.

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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

- *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).

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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.

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

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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.

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

Request Further Information.

Further Information

- Further Information was requested on 20.09.2022
- Further Information was received on 01.11.2022

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Further information

The following Further Information was requested.

Item 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.

Item 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.

Item 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

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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.

Item 4: EV Spaces and Accessible Spaces.

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.

Item 5: Other Transport Facilities

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.

Item 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

i. 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.

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Item 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.

Item 8: Green Space Factor.

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 Distrcit 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.

Item 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.

Item 10: Revise Signage

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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No submissions/observations on the further information have been made.

Further Consultations

Parks Department – Grant with **Conditions**.

Public Lighting – No comments following review.

Irish Water – **Clarification of Further Information**.

Surface Water Drainage – **Clarification of Further Information**.

Roads Department – No objections subject to **conditions**.

Further Submissions/Observations

None.

Assessment

Item 1: Design Approach.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

On a general note this is an application to extend an existing, long established District Centre. The application includes internal changes such as the relocation of retail space from first to ground floor and the inclusion of a medical centre and gym as well as external improvement to parking; access for cars, cyclists and pedestrians, whilst retaining links to the local church and school and wider community. Enhancements and upgrades accord directly with District Centre objective EDE12 Objective 1.

EDE12 Objective 1: *To promote the development of District Centres as sustainable, multifaceted, retail led mixed use centres and support their enhancement and upgrade.*

To that end, much of the guidance set out above is to be applied to new, fresh developments on cleared brownfield or green field sites. Such sites give the freedom to design in public realm, shared streets etc. For example QDP6 relates to Public Realm which is defined in the Council's own pre planning guidance (Note 9) as:

The 'public realm' is a collective term for the spaces between buildings where the general public have access. The public realm of any proposed development relates to that part of a proposal that is intended to be publicly owned or maintained and includes streets, pathways, rights of way, parks and open spaces and any public and civic building and facility.

Fundamentally the public realm in this location is enshrined in the public streets, connections (e.g. to the Church and national school (St Kevins) and the vast areas of public open space that are a short minute walk from the northern entrance of the shopping centre.

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Regarding Section 5.2.6 – street frontage the applicant has submitted a response outlining the current street frontage is set back from the road and comprised of a silver grey Kingspan sheet/red brick elements and entrance porch. The applicant states that the proposal will have high quality materials as outlined in the attached palette of proposed materials and finishes.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Item 2: Additional Uses.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Residential:

- Residential is not a use that can be in any way easily fitted onto the site given the massive challenges and impacts on the operation of the centre and also the inevitable loss of substantial car parking. The building itself was not designed, structurally to accommodate new floors above so that is not a reasonable option.
- The entire centre would require complete demolition and a fresh start to coherently accommodate new residential.

- Residential may be a consideration at a point in the future as part of a comprehensive redevelopment plan but it is not considered viable as part of this planning application.
- In any event, the current centre services a substantial residential catchment many of whom can walk or cycle to the centre. The provision of better connections with the wider area and more cycle parking will enhance these modes.

Creche:

- Provision of a creche is not appropriate at this centre given the need to provide external play space for children in a manner that is safe and connected to the creche itself.
- There is St Kevins Childcare and Early Steps Pre-School located at St Kevins beside the application site.
- There are already a vast number of creche and childcare services in the immediate and wider Tallaght area that already service this market as indicated below.

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Place of Worship:

- This has not be considered viable, evidentially, due to the existence of St Kevin's Church which is located to the east of the District Centre and to which there is already pedestrian link and pedestrian crossing linking the two land uses.

The application already makes provision for two new land-uses which is entirely in keeping with the prevailing retail and district centre specific objectives.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Item 3: Pedestrian and Cyclist Facilities.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Please note that item 3(3) is a repeat of item 1(b) so we will deal with them in order as follows:

Item 3(a)- Pedestrian Walkways and Crossings

See Architects Proposed Site Layout Mobility Plan Drawing (DS-69-PL-100) @ 1:200 scale showing dedicated pedestrian walkways and routes provided.

Item 3(b)- Bicycle Parking Facilities

The SDCC Development Plan clearly refers specifically to "**New Development**". Whilst there are new elements, and refurbishment, this does not represent a new development, being a long established Centre.

Notwithstanding the change in Bicycle Parking provision associated with the change-of-use of the Textile Area (Comparison) to Gym/Medical uses, in this case the "New Development" comprises a 2,657m² GFA extension to the established centre.

There is not expected to be an increase in staffing levels with the proposed retail alterations within the development, and therefore the application of the SDCC Development Plan Parking Standards would require an additional 51 Bicycle Parking Spaces (in effect 1:50m² GFA applied to the extension). The GYM and Medical Centre are expected to create c30 FTE Jobs, and if we apply the staffing bicycle parking ratio of 1:5 to these, this results in a requirement for 6 Bicycle Parking Spaces for new employees. **This results in a total requirement for 57 New Bicycle Parking Spaces** for the new elements of the development.

In this case, as there are currently ZERO bicycle parking spaces provided at the site, there are therefore an additional 78 Bicycle Parking Spaces being provided (68 traditional spaces and 10 cargo bike spaces). This exceeds by 23 spaces the minimum requirements of the SDCC Development Plan for Bicycle Parking, strictly applying the Standards to the new development elements.

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However, in the event that SDCC require additional spaces over and above the 78 additional spaces provided, these can be added in locations to be agreed at Compliance stage (in the event of a grant of planning permission).

Dunnes Stores will also react to customer demand and will provide additional bicycle parking should the need arise.

Item 3(2)- EV and mobility spaces

Please refer to the attached, revised Site Layout Plan which indicates the installation of the relevant spaces. The proposed development now has 20 EV space and 20 Mobility impaired spaces.

A report was received from the Roads Department recommending no objections subject to **conditions**. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Item 4: EV Spaces and Accessible Spaces.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Item 4: Parking EV spaces/Mobility

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.

Repetition of point 3. Please refer to the response in Item 3(2) above.

The applicant has submitted revised drawings showing for 20EV spaces and 20 mobility impaired parking spaces as per item 3(2). The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Item 5: Other Transport Facilities

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

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Item 5: Parking

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.

In terms of Car Parking provision, the Shopping Centre, when originally built was subject to **Minimum** Car Parking Standards, guidance which has now changed to a **Maximum** provision, in accordance with principles of sustainability, together with requirements for promoting alternatives to the private car.

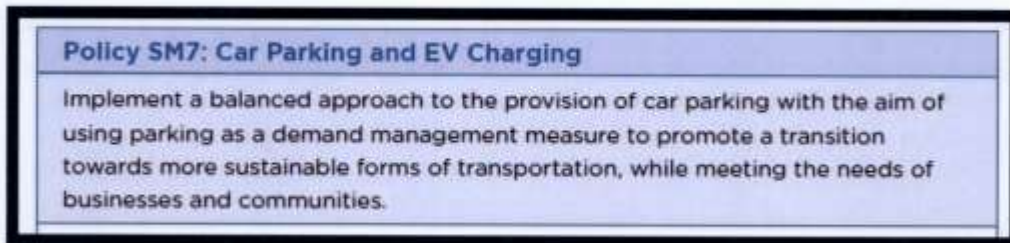


Figure 3: Policy SM7

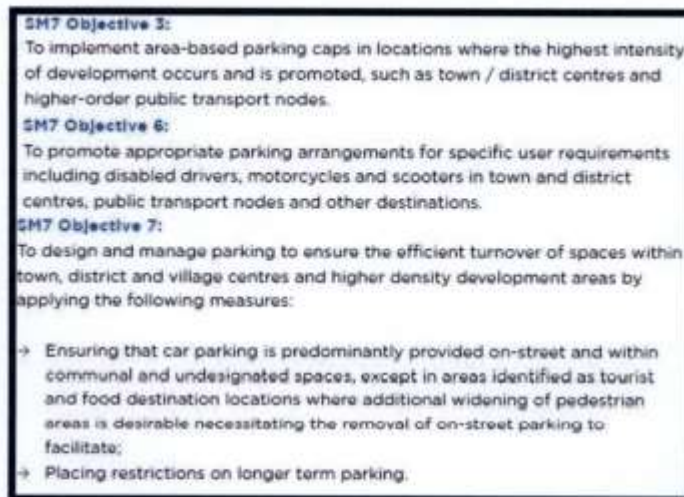


Figure 4: Policy Objectives.

In terms of the SDCC Development Plan, the Maximum Parking standards are set out in **Table 12.25** of the Plan. The SDCC Development stipulates that Developments within 800m of a LUAS Stop are within 'Zone 2' for assessment purposes. **Figure 5** below,

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a Google Streetview extract, confirms that the site is within 600m on Kingswood LUAS Stop, and is therefore within **Zone 2** for assessment purposes.



Figure 5: 600m Distance of Kingswood LUAS Stop

The site is therefore demonstrably within **Zone 2**, requiring:

- 1,5 Parking Spaces per Consulting Room for Medical/Health centres,
- 1 per 25m² GFA Retail Convenience,
- 1 per 35m² GFA Retail Comparison, and
- 1 per 40m² for a Gym.

With reference to the Development Schedule of Accommodation, this equates to the following:

- Allow Max 8 parking spaces for the Health centre element,
- 216 parking spaces for the 5,401m² GFA Anchor Convenience,
- 141 parking spaces for the 4,949m² Anchor Comparison,
- 39 parking spaces for the Comparison Retail Units of 1,364m² GFA, and
- 20 parking spaces for the Gym Unit of 790m² GFA.

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- The Above Gives a total MAXIMUM Car Parking provision of 416 No. Spaces

There are a total of 391 Car Parking Spaces proposed on the site, which is consistent with the maximum parking requirements of the SDCC Development Plan 2022-2028.

In terms of **Objective 3**, we believe that the parking is consistent with the Objectives being less than the maximum allowable under the Development Plan.

In terms of **Objective 6**, we believe that the revised proposed layout is now consistent with the objective as it provides parking for disabled drivers, motorcycles and scooters.

In terms of **Objective 7**, in the case of Kilnamanagh Centre, realistically there is no real motivation to use the car park for other purposes other than for shopping at the centre. To our knowledge, there are no significant or notable attractions within the catchment of the Centre that would create a demand for long term car parking.

However, the Centre Management will continually monitor parking to ensure that long term parking does not occur, with ANPR Technology and surveillance deployed at other Dunnes Stores car parks to ensure that long term and inappropriate parking is controlled and prevented.

A report was received from the Roads Department recommending no objections subject to **conditions**. An extract taken from the report states the following:

*No Roads objections subject to the following **conditions**:*

1. In the interest of sustainable transport, the applicant should review the demand for EV charging points periodically and provide further charging points if required.

2. All bicycle parking spaces must be covered and shall be constructed in line with National Cycle Manual standards.

3. A revised detailed Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.

4. The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.

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5. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.

6. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Item 6: Landscape Design Proposals

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

In relation to the items above the following is noted by CSR:

The original application submission included a Landscape Masterplan and Landscape and Maintenance Report for the proposed development which appears to have not been reviewed by SDCC as indicated by the council's planner's report.

Please see a copy of the Drawing No 22146-2-100 Rev B Landscape Masterplan and Landscape Design Report Rev A for further details on the proposed landscaping. The revised plan reflects the minor updates to the parking arrangements on the proposed site layout.

- i) A landscape design rationale is provided within the attached Landscape Design Report. It provides details of the landscape concept and masterplan, green infrastructure, soft and hard materials and an indicative landscape maintenance for the scheme.
- ii) Please see the attached Landscape Masterplan 22146-2-100 Rev B for details of the proposed planting types, species, sizes and density. It includes a range of native and non-native species which provide visual interest throughout the year and are supportive of both the All-Ireland Pollinator Plan and Dunnes Stores own pollinator plan to collectively help encourage biodiversity across the site and surroundings.
- iii) Please see the landscape master plan for details of the proposed planting along with the architect and engineer's layout for hard landscaping proposals. The proposed landscaping is largely limited to infill of the existing open space and

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minor carpark islands and will not alter the site levels of these existing features and nor are there any changes to the existing boundary edges. Thus, it is felt the use of sections would be unnecessary to illustrative the limited landscape changes within the existing site. The large green roof which will help reduce overflow as part of SUDs measures is indicated on the plans.

iv) The proposed development will not significantly impact on the green infrastructure of the site or surrounding as stated, but rather greatly enhance the existing green infrastructure of the site and surrounding. This will be achieved by retention of most of the existing trees, wildflower meadow strips and grassland. Only 7no. trees and small portion of grassland will be removed to allow for improved access. This minor loss of vegetation cover is overcompensated by the additional of 43no. trees and 290m² of hedge along with new areas of shrubs and wildflower meadows planted up along the boundary edges and a large green roof upon on the building's proposed extension.

See the Landscape Design report for details of the site's Green Infrastructure and how it related to the surrounding GI.

v) As above, please see the Landscape Design Report and Landscape Masterplan for details of the existing and proposed Green Infrastructure and its connectivity between the site and surroundings. It is important to note that the proposed extension to the existing building will occur over the existing store's car park area and not impact upon greenspace. This new building's green roof along with the other proposed landscape measures will bring about a net gain to the site's existing Green Infrastructure rather than a loss.

Based on review of the additional information submitted the Parks Department have issued a report recommending a grant with **conditions**. An extract taken from the Parks report states the following with regard to this item:

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following additional information be provided:

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1. Implementation of Landscape Masterplan

The landscaping scheme shown on drawing No. 221 46-2-100 Rev B Landscape Masterplan and associated plans shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Masterplan (drawing No. 221 46-2-100 Rev B).*
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).*
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".*
- d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted*

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

2. Retention of Landscape Architect

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a*

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Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design.

5. Landscape Management and Maintenance Plan

The submitted Landscape Management and Maintenance Plan contained within the submitted Landscape Design Report prepared by Cunnane Stratton Reynolds shall be implemented in full by the applicant.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity in accordance with policies with the South Dublin County Development Plan CDP 2022-2028

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

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Item 7: SUDS

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

1: Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

An extensive green roof system consisting of lightweight sedum/moss layers, capable of intercepting a minimum of 5mm of rainwater across its area has been specified on the proposed building extension. This will provide ecological, aesthetic and amenity benefits and will help retain rainfall at the source and reduce the volume of runoff and attenuate peak flows. The green roof will absorb the majority of rainfall received during ordinary rainfall events and will contribute to the attenuation of flows for larger events.

The runoff collected from the green roof will be directed to a below ground attenuation tank to the east of the extension which is designed to facilitate storage of runoff from storm events of up to and including 1:100 year events of critical duration. As outlined in the civil report lodged with the planning application for this development, the proposed building extension will be located on an area of the site which is currently used as carparking and is impermeable. Therefore, the proposed building will not increase the impermeable area on the site and in fact through use of SuDS measures including the green roof and attenuation system, the surface water management on the site will be improved as a result of the proposed works.

Other SuDS measures such as tree pits, filter drains and swales are not suitable for this site given its existing developed nature and lack of space. The drainage solution as mentioned herein will significantly improve the performance of the surface water drainage in the area of the site to be proposed to be developed as part of this application.

2: A drawing to show how surface water shall be attenuated to greenfield run off rates.

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Refer to drawing 220063-ORS-ZZ-00-DR-C-400 which shows the green roof system, attenuation tank and the flow control device on plan.

3: 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.

Refer to drawing 220063-ORS-ZZ-00-DR-C-400. Also refer to drawing 220063-ORS-ZZ-XX-DR-C-402 which was lodged with the original planning application for details of the attenuation tank.

Refer to Architects drawing PL-012 for typical green roof build-up (a standard extensive sedum mat roof).

4: 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.

Refer to 220063-ORS-XX-XX-RP-C-13a-002 - SuDS Management and Maintenance Plan.

Based on review of the additional information submitted for this item both Surface Water Drainage and Irish Water have issued reports stating no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No objection subject to:

Flood Risk

No Objection

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to attach the above **conditions** in the event of a grant.

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An extract taken from the Irish Water report states the following:

1 Water

1.1 The applicant or developer shall enter into water connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 The applicant or developer shall enter into wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate waste water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Based on review of the additional information submitted for this item the Parks Department have issued a report recommending a grant with **conditions**. An extract taken from the Parks report states the following:

7. SUDS IMPLEMENTATION

Prior to the occupation of the buildings the submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter managed and maintained in accordance with the approved details and submitted management and maintenance plan.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies with the South Dublin County Development Plan CDP 2022-20282.

It is considered appropriate to attach the above **conditions** in the event of a grant.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

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Item 8: Green Space Factor.

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

The Green Space Factor Guidance notes states:

New residential and commercial development comprising 2 or more residential units and / or 1,000 sq.metres of commercial floor space are required to reach the minimum green factor score established by their land use zoning. New residential and commercial development comprising 2 or more residential units and / or 1,000 sq.metres of commercial floor space are required to reach the minimum green factor score established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

The GSF for a District Centre is 0.5.

It is notable that the GSF applies to new development. Kilnamanagh Shopping Centre is not a new development, but a long established centre, of its time. So in this regard the GSF score cannot be reasonably applied in the manner set out in the Guidance. The GSF Guidance makes no reference to extensions or indeed how they should be assessed, which is an omission of note.

That being said the application is very well aware of the need to enhance the sustainability of their properties and as with their own self activated Pollinator plan already in place; exploration into PV, it is noted that the proposed development will improve the centres GSF score relative to the current GSF score. Indeed, as the CSR Landplan, Design Report (attached to this response) the centres GSF score would see a manifold increase.

In accordance with the Guidance note (penultimate paragraph the GI measures set out in the GSF score as included in the CSR Landscape Design Report is "...dictated by site specific context".

CSR Landplan notes as follows:

A green space factor (GSF) scoring has been calculated for both the existing shopping centre and the proposed development over the same site area, to directly compare how the proposed landscaping and Green Infrastructure affects the existing site's scoring. The tables can be found within the accompanying Landscape Design Report.

It was found that the existing site has a **GSF scoring of 0.06** and the proposed development's **GSF scoring of 0.12**. Although both fall short of the 0.5 required for District Centre. This is due to the calculation accounting for a substantial portion

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Based on the additional information submitted the Parks Department have issued a report recommending a grant with **conditions**. An extract taken from the Parks report with regard to this AI item requested states the following:

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following additional information be provided:

3. Green Infrastructure Plan

The submitted Green Infrastructure Plan and associated pollinator plan contained within the submitted Landscape Design report prepared by Cunnane Stratton Reynolds shall be implemented in full by the applicant.

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

4. Green Space Factor (Minimum Score Not Achieved)

The applicant has not achieved the appropriate Green Space Factor of 0.5 for the site and is contrary to GI5 Objective 4. In cases where proposed development does not meet the minimum required score and the Council agree that the minimum score is not achievable on the site; the Council will engage with the applicant to help determine an alternative GI solution, to ensure that the proposed development does not detract from the local environment and makes a positive contribution to local GI provision. Where site-specific constraints do not allow for adequate landscaping features in line with minimum requirements a developer will be permitted to provide alternative GI interventions or contributions to make up for this shortcoming, see below. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with Council. The applicant shall therefore contact the Public Realm Section to agree alternative GI interventions or contributions to make up for this shortcoming.

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REASON: Ensuring that new development meets minimum standards for the provision of GI, in accordance with policy GI5 Objective 4 and other relevant policies of the CDP 2022-2028.

It is considered appropriate to attach the above **conditions** in the event of a grant. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.


Item 9: Energy.

The applicant has submitted a cover letter, roof plan and map showing potential locations for PV solar panels in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Item 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.

PDA plan PL 109 includes a roof plan showing the potential location for PV solar panels. This does not form part of this application as the feasibility of same is being reviewed by the Structural Engineer. The initial feedback is that this location should be structurally suitable.



The image is a screenshot of a web-based map titled "Solar Safeguarding Zones Map". It shows a geographical area with several large, semi-transparent blue circular zones overlaid. A specific site is highlighted with a white box, and a pop-up window titled "Solar Safeguarding Zone" is open over it. The pop-up window contains the following information:

| Solar Safeguarding Zone | |
|-------------------------|--|
| Name: | Tallaght University Hospital Solar Safeguarding Zone |
| GP Number: | 100 |
| GP Reference: | 100 |
| Radius (m): | 5 |

Source: MyPlan.ie

The site also falls inside the recently published "Tallaght University Hospital Solar Safeguarding Zone: which will require further assessment to determine an suitable approach. An application for same can be made in due course if required.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

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Item 10: Revise Signage

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Item 10: Signage

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

(Item i) Elevation Signage: In relation to the Development Guidance on signage we note the following (Section 12.5.7):

"Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:

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; The application complies.

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; There is a potential contradiction in this point with point 1 given that there can be two signs per elevation.

Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features. Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment; In relation to items 3 and 4 PDA notes as follows:

It is noted in the RFI that the signage on the building should be reduced. The proposed signage is in keeping with current Dunnes Stores signage throughout the country and we would contend that the current signage is to be replaced to be more in keeping with the new proposed signage. The building is set back from the roadside by 30m and therefore familiar retailer signage is important to enhance the proposed new look of the Centre in the round. The proposed signage is internally illuminated and back lit and does not provide a source of overspill light to the general area. They are located on large flat panel to avoid any cross over of building features and enhance the appearance of these Elevations.

As per Table 3.19 of the Development Plan (reproduced below) backlit signage is generally permitted. The limitation of scale in 3.19 is not practical in this case. 400mm is the maximum scale applied in the Conservation Areas in Dublin City centre, to individual shopfront fascia boards. That scale is entirely inappropriate on a building of the scale in this case.

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

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conservation principles (see Section 12.3.8 Architectural Conservation Areas); not applicable.

Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard; There is no indication from the Planning Authority that the proposed signage would create a traffic hazard.

Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it”. Please refer to the PDA Design Statement.

The proposed signage is not garish but uses an understated palette with carefully considered lighting. The proposed signage as with the totems are representative of a fresh start and a revitalisation of a dated centre. Signage is a critical component in retail and the project Architect has explained in detail the rationale behind its scale, palette and positioning. The Planning Authority’s own signage guidance is just that, guidance so it allows scope for considering the overall merit of any signage proposal, relative to the property on which it is located. To that end, we consider the signage as proposed (including the Totems) is reasonable.

(Item ii) TOTEM Signs: In relation to the second item. This is incomplete but a review of the Council Planner’s Report notes that the Totems should be removed. We would argue that that is unreasonable for the following reasons:

1. Advertising and Advertising Structures are permitted in principle in the District Centre Zoning. Therefore, the starting position of any assessment is positive.
2. Totem signs are a critical way finding tool, common in all centres with multiple occupancy as they provide easily accessible information for customers as to the make up of the operators within the building. They are an essential component of a District Centre, especially as the uses are expanding as part of this application. In addition, the totems are located at the enhanced pedestrian entrance and the improved vehicle entrance helping, drivers, walkers and cyclist navigate.
3. As per Table 3.19 of the Development Plan (reproduced below) Freestanding signs can be considered in Shopping Centres and should be a maximum of 7.0metres. The proposed totems are a mere 4 metres in height.

| Type of Signs | Restrictions On Use | Design Criteria |
|---------------|--|--|
| Backlit Signs | Generally appropriate. | Lettering should be no more than 400mm in height. |
| Bus Shelters | Generally appropriate | The primary purpose of illumination should be to light the shelter. |
| Digital Signs | Generally not appropriate with the exception of those that accord with the Council’s signage strategy. May be considered in town centres and / or large retail precincts and at other suitable locations throughout the County. Not permitted on major roads | Should make a positive contribution to the public domain, omit no sound, have a minimum dwell period of 30 seconds (with a crossfade), not result in obtrusive light that will create unacceptable glare (adjusting to environmental conditions); have limited hours of operation (especially at night); not |

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| | unless signage relates to the signage strategy or traffic management and safety, | contain dynamic content (that is, video) and not constitute a traffic hazard. |
| Fascias and Box Signs | Generally appropriate. | Should not be internally illuminated. Lettering should be no more than 400mm in height. |
| Public Information Panels | Generally appropriate. | Should not obstruct footpath / cycle paths. Advertising permitted on public information panels will be restricted and should constitute not more than 50% of the total area. |
| Wall Panel / Poster Board Advertisements | Generally appropriate. | Should not exceed 30% of the surface of the wall or screening on which it is mounted. |
| Window signs | Generally appropriate. | Must not occupy more than 25% of window space. |

| | | |
|--|--|--|
| Free Standing Advertisement Displays | Generally not appropriate. May be considered at the entrances to shopping centres / major commercial premises and service stations | A maximum of 7m in height. Freestanding signs on petrol station forecourts should not extend above the height of the canopy. |
| Projecting Signs | Generally not appropriate. | Must be positioned no lower than 2.4m above pavement level (but not on upper floors). Maximum of one per unit. Should not be internally illuminated. |
| Neon Signs | Generally not appropriate. | Should not be displayed in village centres. |
| Signs above Parapet | Not permitted. | |
| Prismatic / Moving Vane Signs | Not permitted. | |
| Structures on Public Footpaths and Public Area | Not permitted. | |
| Sundry Advertising Devices | Not permitted. | Includes pavement signs or sandwich boards, spotlights, flags, bunting, banners, neon moving message signs, fly posting and barrage / balloons. |

The Council has granted permission for many totem signs within its jurisdiction, to competing retailers. Some examples are set out below:

Taking on board the above facts we consider there is a presumption in favour of the totem sign, noting that the Centre presently does not have this infrastructure in place; advertising structures and advertising are permitted in principle; are good for wayfinding; and the proposed totems comply with the maximum height guidance (we have crossed out those items which are not relevant to this application).

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The applicant has not reduced the height of the lettering for the anchor store (Dunnes Stores) to comply with the 400mm height as per the SDCC Development Plan 2022-2028 (Table 3.19). Notwithstanding this it is considered that as Dunnes Stores is a large nationwide anchor store that will be located within a larger shopping centre and considering the character of the area the signage as proposed would be acceptable in this instance. The proposed totem signage is also considered to be acceptable in this instance. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Other Considerations

Development Contributions

- Development subject of this application for 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 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.
- Assessable area is 4537sq.m.

Development Contributions

| | |
|--|--|
| Planning Reference Number | SD22A/0150 |
| Summary of permission granted: | commercial extension 2336sq.m. & change of use 2201sq.m. |
| Are any exemptions applicable? | No |
| If yes, please specify: | |
| Is development commercial or residential? | Commercial |
| | |
| Standard rate applicable to development: | 98.76 |
| % reduction to rate, if applicable (0% if N/A) | 0 |
| Rate applicable | 98.76 |
| | |
| Area of Development (m2) | 4537 |
| Amount of Floor area, if any, exempt (m2) | 0 |
| Total area to which development contribution applies (m2) | 4537 |
| | |
| Vehicle display areas/ Open storage spaces | 0 |
| Rate applicable | €0.00 |
| Contribution | €0.00 |
| | |
| Total development contribution due | €448,074.12 |

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| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Commercial – | 4537sq.m |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 2.58 |

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 01/11/2022, 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. Roads Requirements.
 - (a). In the interest of sustainable transport, the applicant shall review the demand for EV charging points periodically and provide further charging points if required.
 - (b). All bicycle parking spaces shall be covered and constructed in line with National

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Cycle Manual standards.

(c). A revised detailed Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.

(d). The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.

(e). Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.

(f). Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority

REASON: In the interest of proper planning and sustainable development.

3. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

(e) Prior to commencement the of development the applicant shall submit to the planning

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authority for written approval a drawing showing the existing and proposed watermain layout of the development site and obtain a letter of confirmation of feasibility from Irish Water for proposed development.

(f) Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

(g) Prior to the commencement of development the applicant shall submit a drawing showing the existing and proposed wastewater layout of the development site and obtain a letter of confirmation of feasibility from Irish Water for proposed development.

(h). Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

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

4. Landscaping, taking in charge and SUDs.

1. Implementation of Landscape Masterplan.

The landscaping scheme shown on drawing No. 221 46-2-100 Rev B Landscape Masterplan and associated plans shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Masterplan (drawing No. 221 46-2-100 Rev B).
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations.
- d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

2. Retention of Landscape Architect.

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.
- ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

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iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

3. Green Infrastructure Plan.

The submitted Green Infrastructure Plan and associated pollinator plan contained within the submitted Landscape Design report prepared by Cunnane Stratton Reynolds shall be implemented in full by the applicant.

4. Green Space Factor (Minimum Score Not Achieved).

The applicant has not achieved the appropriate Green Space Factor of 0.5 for the site and is contrary to GI5 Objective 4. In cases where proposed development does not meet the minimum required score and the Council agree that the minimum score is not achievable on the site; the Council will engage with the applicant to help determine an alternative GI solution, to ensure that the proposed development does not detract from the local environment and makes a positive contribution to local GI provision. Where site-specific constraints do not allow for adequate landscaping features in line with minimum requirements a developer will be permitted to provide alternative GI interventions or contributions to make up for this shortcoming, see below. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with Council. The applicant shall therefore contact the Public Realm Section to agree alternative GI interventions or contributions to make up for this shortcoming.

5. Landscape Management and Maintenance Plan.

The submitted Landscape Management and Maintenance Plan contained within the submitted Landscape Design Report prepared by Cunnane Stratton Reynolds shall be implemented in full by the applicant.

6. SUDS Management and Maintenance Plan.

The submitted SUDS Management and Maintenance Plan prepared by Ors Engineering Ltd shall be implemented in full by the applicant.

7. Taking in Charge.

All areas proposed for taking in charge shall be to a taking in charge standard that ensures ease of maintenance. A taking in charge drawing shall be submitted to SDCC, clearly identifying what sections if any are proposed to be taken in charge by SDCC. If a management company is taking in charge public open space the management company's details shall be submitted with the written confirmation and a detailed drawing.

8. SUDS IMPLEMENTATION.

Prior to the occupation of the buildings the submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter

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managed and maintained in accordance with the approved details and submitted management and maintenance plan.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies with the South Dublin County Development Plan CDP 2022-2028. To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies within the South Dublin County Development Plan CDP 2022-2028.

5. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

6. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints

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- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €448, 074.12 (four hundred and forty eight thousand, seventy four Euros and twelve cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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

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NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

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REG. REF. SD22A/0316

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



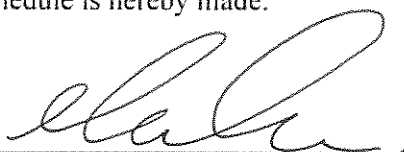
**Jim Johnston,
Senior Executive Planner**



**Gormla O'Corrain,
Senior 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: 18 Nov 22.



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