

Senior Administrative Officer
 Planning Department,
 South Dublin City Council,
 County Hall Tallaght,
 Dublin 24,
 D24 YNN5

14th November 2022

**Planning Application by Cedarglade Limited
 for modifications to permitted development under Reg. Ref SD20A/0037
 and subsequent amendments application Reg. Ref SD20A/0343
 modifications consists of infill of the first floor void
 space to provide an additional storage room of 30sqm
 at Supervalu, Main Street, Newcastle, Co. Dublin.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed by Cedarglade Limited (Musgrave House, Ballycurreen, Airport Road, Co. Cork) to lodge this planning application to South Dublin County Council for modifications to the parent permitted application Reg. Ref. SD20A/0037 and subsequent amendments application Reg. Ref. SD20A/0343 at Supervalu, Main Street, Newcastle, Co. Dublin.

The full address of the site is Lands at Main Street, Newcastle, Co. Dublin, bordered by Main Street to the north, Orchard Grove to the east, residential land to the south and Graydon Road to the west.

Please find enclosed for this application:

No	Items	Consultant	No. of Copies	Copy/Original
1	Completed Application Form	BMC	1	Original
2	Newspaper Notice Irish Daily Star 14 th December 2022	BMC	1	Original
3	Site Notice - Erected 14 th December 2022	BMC	6	Copy
4	Architectural Drawings & Schedule	MCA Architects	6	Copy
5	Letter of Consent	Musgraves	6	Copy
6	Planning Fee: €3.60 x 30sqm= €108	-	1	Original
	Total	€108		

This document is intended to detail the proposed amendments and identify compliance with the relevant statutory documentation for the benefit of the Planning Authority. We wish to highlight that the proposed amendments are minor in nature and do not significantly alter the external elevations of the retail unit.

1.0 Subject Site

Newcastle Village is located on the western side of Dublin City and c.2km north of the N7 National Primary Route approximately 3 km north of Rathcoole and 3 km South of Celbridge, County Kildare. The subject site is an area of land addressing Main Street (R120), bounded by residential development on Orchard Grove to the east and the backyards of properties fronting Main Street on the west. The size of the site is approx. 8,860 sqm or 0.886ha.



Figure 1 - Aerial Photo of Indicative Parent Permission Reg Ref SD20A/0037 Site outlined in Red

2.0 Planning History

Parent Permission Reg. Ref. SD20A/0037

On the 17th of April 2020 South Dublin County Council granted permission for the following development on the subject site:

The proposed development will consist of the demolition of 3 no. existing structures on site (total c.226 sqm), comprising 1 no. habitable house and 2 no. associated outbuildings/sheds (permitted under Ref. ABP-305343-19), and the construction of 1 no. double storey (c.9.2 m overall height) retail development in the form of a convenience supermarket (GFA c.1,759 sqm); 1 no. 2 storey mixed-use building (c.10.7 m overall height) comprising of a café (c.225 sqm) at ground floor and a community centre at the first floor (c.140 sqm) with associated ground floor access (total GFA c.468 sqm); and an ESB sub station (c.22 sqm).

The anchor supermarket unit will provide for a net retail sales area of c.1,222 sqm, a warehouse of c.200 sqm, welfare area of c.190 sqm including ancillary office accommodation, a delivery and loading dock, service yard, customer lobby and wc, and entrance lobby.

The development shall also provide for 98 no. car parking spaces and 50 no. bicycle parking spaces; advertising structures and signage (totalling c.81 sqm); new pedestrian and cyclist connections; public realm areas; refuse storage; a trolley shelter; new priority controlled junction at Main Street; a new access road and shared pedestrian/cyclist greenlink from Main Street (permitted under Ref. ABP-305343-19); vehicular entrances to the surface car park and service yard; and all associated site development, site services and landscape works'.

A convenience retail unit of GFA c.1,759 sqm (Net sales area c.1,222 sqm inc. entrance lobby) was permitted within this scheme. The unit is sited to the rear of the site and accessed directly from adjoining proposed parking areas. The retail unit comprises a supermarket, which will be the anchor unit of the site.

Along with the sales area, the permitted unit included a warehouse area of approx. 200 sqm located within the south of the building, and staff welfare area of approx. 190 sqm including ancillary office accommodation located within the east of the building. Also permitted was the delivery and loading dock, service yard, customer lobby and wc, and entrance lobby.



Figure 2 - Permitted Site Layout Plan under Reg Ref SD20A/0037

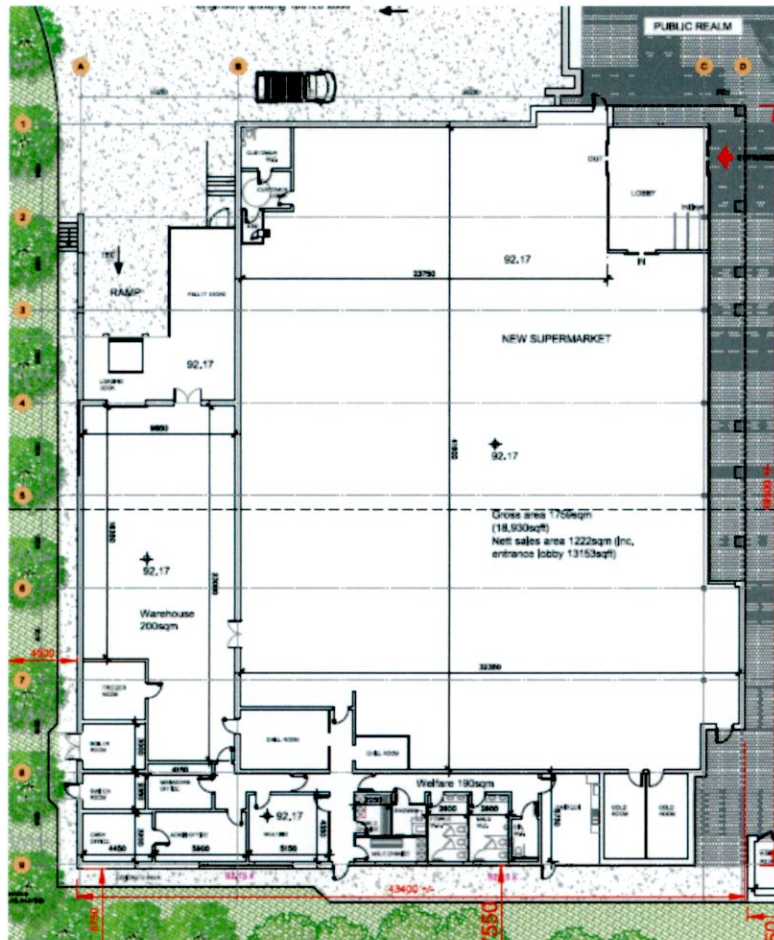


Figure 3 - Permitted Supermarket Layout under Reg Ref SD20A/0037

Reg. Ref. SD20A/0343

On the 22 February 2021 South Dublin County Council granted permission for the following amendments to the previously permitted development (Reg SD20A/0037):

'Amendments to a previously permitted development (Reg SD20A/0037); relocation of the staff welfare and ancillary office accommodation to a new approx. 192sq.m first floor mezzanine level within the permitted anchor supermarket unit; relocation of the staff welfare and office accommodation to mezzanine level will allow for additional warehouse floor space at the ground floor level (approx. 150sq.m increase; there is no proposed increase to the net retail floor space; external amendments to the permitted elevations including glazing and material changes; 2 roof lights will also be provided at roof level; no other changes are proposed to the anchor supermarket unit or the remainder of the development permitted under Reg. SD20A/0037'.

The Planning Authority concluded that having regard to the provisions of the South Dublin County Council Development Plan, the permitted development on site (SD20A/0037), it was considered that the proposed amendments would not unduly impact residential it was considered that, the proposed development would not

seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. The total area of the anchor retail unit was increased from 1,759 to 1,951sqm (192sqm increase in size). There was no change to the building footprint of the net sales area of the supermarket (1,222 sqm including entrance lobby)

Reg. Ref. SD21A/0311

On the 11 July 2022, South Dublin County Council granted permission for the following change of use application for the following:

'Change of use of the permitted cafe unit (approx. 225sq.m net) as granted under ref. S020A/0037 to use as a pharmacy (approx. 251sq.m net) and all associated internal and external layout alterations to facilitate this change of use; internal layout changes at ground floor include the removal of the internal escape stair and internal lobby from the permitted layout; inclusion of an accessible WC at first floor level within the permitted community use space (area not affected by subject application); external alterations include amendments to the external glazing to replace permitted access doors with solid glazing (no alteration to appearance) and the provision of an external plant space at first floor level with a 1200mm high louvre screen'.

The Planning Authority stated that having regard to the policies outlined in the South Dublin County Development Plan 2016- 2022 and the Additional Information provided by the Applicant, it was considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area. Final Grant was issued 23 August 2022.

Planning History Conclusion

This subject application specifically relates to the anchor supermarket unit. The modifications consists of infill of the first floor void space to provide an additional storage room of 30sqm. We note no alterations to the external elevations will be made.

3.0 Proposed Development

The lands the subject of this application, are outlined in red on the enclosed Site Location Map and enclosed Site Plan drawings prepared by MCA Architects. The extent of the site layout is detailed below.



Figure 4 - Proposed Site Layout

The proposed development will consist of modifications to the parent permitted application Reg. Ref. SD20A/0037 and subsequent amendments application Reg. Ref. SD20A/0343. Modifications will consist of the infill of the first floor void space to provide an additional storage room of 30sqm. No alterations are made to the external elevations.

4.0 Planning Policy Context

Newcastle Local Area Plan 2012-2017 (extended to 2022)

The proposed development only involves modifications to the first floor void space to provide an additional storage room of 30sqm. We note no alterations to the external elevations will be made.

South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028 was made on 22nd June 2022 and came into effect on 3rd August 2022. The subject site is zoned **Objective RES-N** which has an objective: *“To provide for new residential communities in accordance with approved area plans.”* We confirm that, a Shop – Neighbourhood is **Permitted in Principle** in the ‘RES-N’ zoning.

5.0 Conclusion

We invite the Planning authority to grant permission for the proposed amendment having regard to the fact that the proposals are minor in nature and will not involve any significant changes and comply with the provisions of the Newcastle Local Area Plan 2017-2017 and the South Dublin County Development Plan 2022-2028.

The subject proposal involves the modification of the development previously approved on site to provide for the infill of the first floor void space to provide an additional storage room of 30sqm. We note no alterations to the external elevations will be made.

We confirm that we act for Cedarglade Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries, please contact me directly.

Yours sincerely,



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