

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

14<sup>th</sup> 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 consisting of the  
 relocation of the permitted Sheltered Trolley Bay and to change part of the  
 supermarket to an ancillary off-licence at ground floor level measuring c. 85 sq.m  
 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 published 14 <sup>th</sup> November 2022	BMC	1	Original
3	Site Notice - Erected 14 <sup>th</sup> November 2022	BMC	6	Copy
4	Architectural Drawings & Schedule	MCA Architects	6	Copy
5	Letter of Consent	Musgrave	6	Copy
6	Planning Fee: € Class 4 – Total GFA 85 sqm x €3.60 = €306.00 Class 13 – Relocation of Trolley Bay €80 <b>Total €386.00</b>	-	1	Original

This document is intended to detail the proposed amendments and minor change of use to part of the convenience store 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 17<sup>th</sup> 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 situated 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

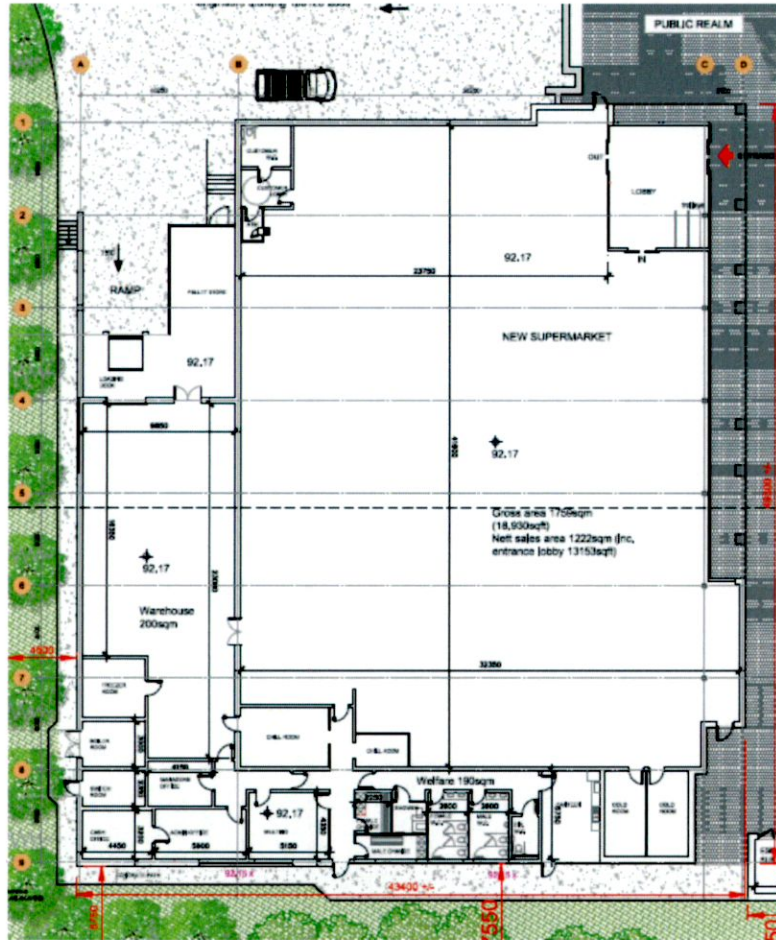


Figure 3 - Permitted Supermarket Layout under Reg Ref SD20A/0037

**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 amendments involve relocation of the permitted Sheltered Trolley Bay to the entrance to the unit for ease and accessibility of users and the change of use of part of the retail until as off licence use.**

**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 Drawing No. 2018.51.P30

As previously mentioned, a convenience retail unit is permitted within the current scheme. The unit is located to the rear of the site and is accessed directly from adjoining parking areas.

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 relocation of the permitted Sheltered Trolley Bay adjacent to the main supermarket entrance next to the pedestrian crossing, and to change part of the supermarket to an ancillary off-licence at ground floor level measuring c. 85 sq.m within the approved convenience retail unit along with all site development works associated with the relocation of the Sheltered Trolley Bay.

The new position of the Sheltered Trolley Bay next to the pedestrian crossing is closer to customer movements and is more visible for shoppers for greater ease and accessibility of users. The size of the proposed Sheltered Trolley Bay remains as permitted. The proposed ancillary off-licence area within the approved convenience unit will be screened off from the general public as per guidance. The ancillary use will provide a wider range of products and will enhance the offering to customers thereby sustaining and growing the existing retail business. It is the applicants' intention to offer their customers a complete convenience experience at the supermarket and the inclusion of an off-licence element is an important part of same.

### Changes to Floor Plans

As per figure 5 below the only change to the permitted floor plan is an area of 85 sqm which has been set out as the location for the ancillary off-licence.

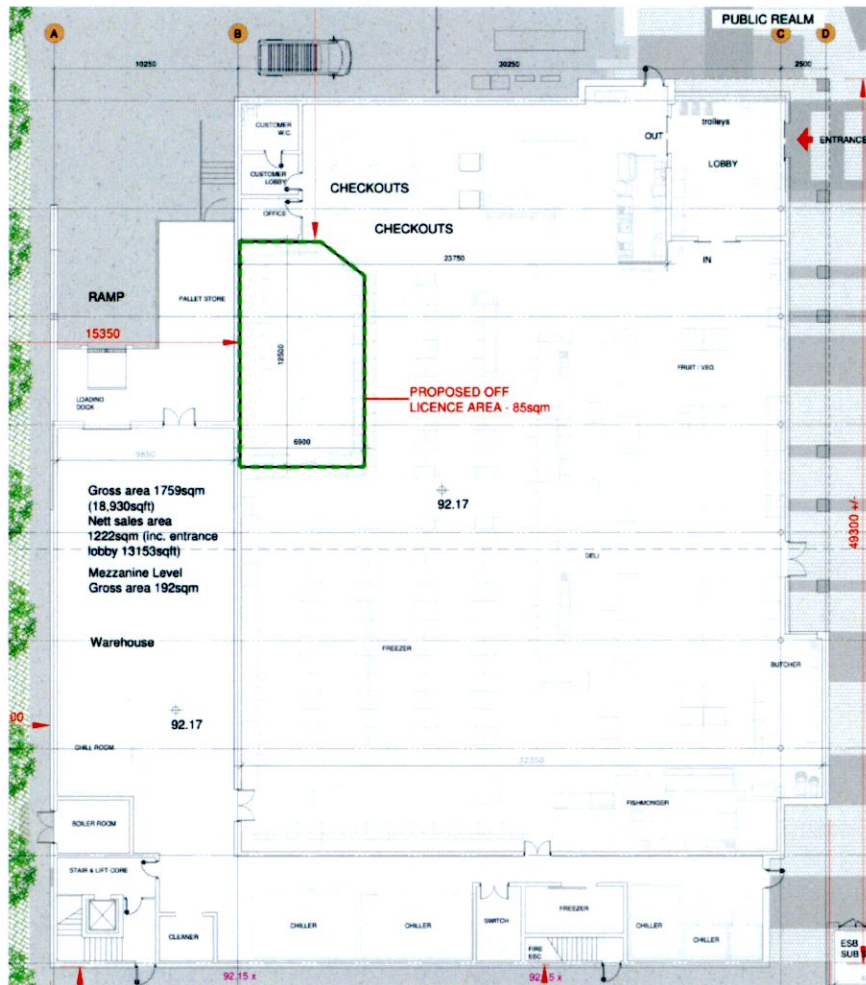


Figure 5 - Snip of Site Layout Plan illustrating proposed off licence area

The proposed development will have no material impact on traffic in the area. In this respect it is submitted that the provision of the proposed off-licence will not result in any additional deliveries to the supermarket as all alcoholic products will be delivered by the Musgrave Central Distribution System which delivers the majority of stock currently available in the supermarket. Furthermore, there is adequate spare capacity in the Musgraves' delivery vehicles to accommodate the levels of stock required for this small off-licence without the requirement for any additional deliveries.

The extent of the proposed off-licence sales area is very limited and is not considered to be substantial enough to generate any significant amount of additional footfall. In addition, the opening hours of the proposed off-licence area will be directly linked to the trading hours of the convenience shop.

#### 4.0 Planning Policy Context

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

The proposed development only involves the relocation of Sheltered Trolley Bay and change of use of part of the retail floor area and therefore still consistent with the policies and objectives and standards of the current Newcastle Local Area Plan.

##### 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. While Off licence is not listed in any of the classes related to zoning objectives within the Plan. We can confirm that permission was granted for, inter alia, a ‘convenience store’ under Planning Register Reference SD20A/0037. Under the current Retail Planning Guidelines, the definition of convenience goods, covered by the convenience retail use permitted in this instance, is, as follows:

‘Types of Retail Goods - Convenience Goods: -

- food;
- **alcoholic and non-alcoholic beverages;**
- tobacco;
- non-durable household goods’

Source: Annex 1, A1.2, Retail Planning Guidelines 2012

In addition section 9.7 of the plan sets the objectives and policies for Betting Shops and Off-Licences as follows:

- **Policy EDE17:** Manage the provision of off-licences and betting offices and prevent and excessive of these land uses.
- **EDE17 Objective 1:** To prevent and excessive concentration of off-licences and betting offices in our urban areas.

We can confirm following a desk-top search of the area there is only one off-licence in close proximity to the proposal which is a Spar/Service station located c.400m to the south east. In addition, Lidl Ireland have submitted a recent application in July 2022 Reg Ref SD22A/0312 for a Supermarket to include ancillary off-licence use located c.450m to the west of the subject site. Following that the closest off licences are located in Rathcoole Village which is c2.5km from the site. We can confirm that this is not excessive for the area and complies with the policies and objectives of the Development Plan



## 5.0 Conclusion

We invite the Planning authority to grant permission for the proposed amendment and minor part change of use having regard to the fact that the proposals are minor in nature and will not involve any significant changes to the external elevations of the built unit and comply with the provisions of the Newcastle Local Area Plan 2012-2017 and the South Dublin County Development Plan 2022-2028.

The addition of the proposed off-licence within the permitted retail unit will contribute to the range of services offered by the premises and will cater fully for the needs of customers who live in the vicinity and will provide a complete retail experience. The proposed development will not result in an over-supply of such uses in the area nor will it create any traffic issues. It should be noted that the permitted supermarket is currently under construction and the proposed off-licence element will merely serve to supplement the retail provision currently on offer.

The subject proposal involves the modification of the development previously approved on site to provide for the change of use of part of the permitted retail floor area to use as an off-licence, however, it must be emphasised that the extent of the proposed change of use will be restricted to that part of the shop floor shown in Drg. No. 2018.51.P31 prepared by MCA Architects which equates to a floor area of 85 sqm.


Furthermore, it is considered that the proposal will help improve the retail service provided in the area.

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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