

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
 including amendments to car parking spaces, provision of 2no. click and
 collect parking spaces with a canopy and anchillor generator and compound
 at Supervalu, Main Street, Newcastle, Co. Dublin.**

Dear Sir/Madam,

The amendments involve the provision of 10 no. Electric Vehicle car parking spaces to include 3 no. disabled EV spaces, 5 no. additional designated parent and child space, 2 no. covered click and collect parking spaces with a canopy. A total of 92 no. car parking spaces will be provided. Together with ancillary generator and compound (23sqm) along with all site development works.

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 14th November 2022	BMC	1	Original
3	Site Notice - Erected 14th November 2022	BMC	6	Copy
4	Architectural Drawings & Schedule	MCA Architects	6	Copy
5	Letter of Consent	Musgraves	6	Copy
6	Class 13 - Modification of Parking - €88.60 Class 4 - Click and collect canopy (33sqm) x €3.60 = €118.8 Generator compound (23sqm) x €3.60 = €82.80 Total €290.20	-	1	Original

Newcastle – Cover letter

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 refer to car parking spaces and a click and collect car parking spaces.

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 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

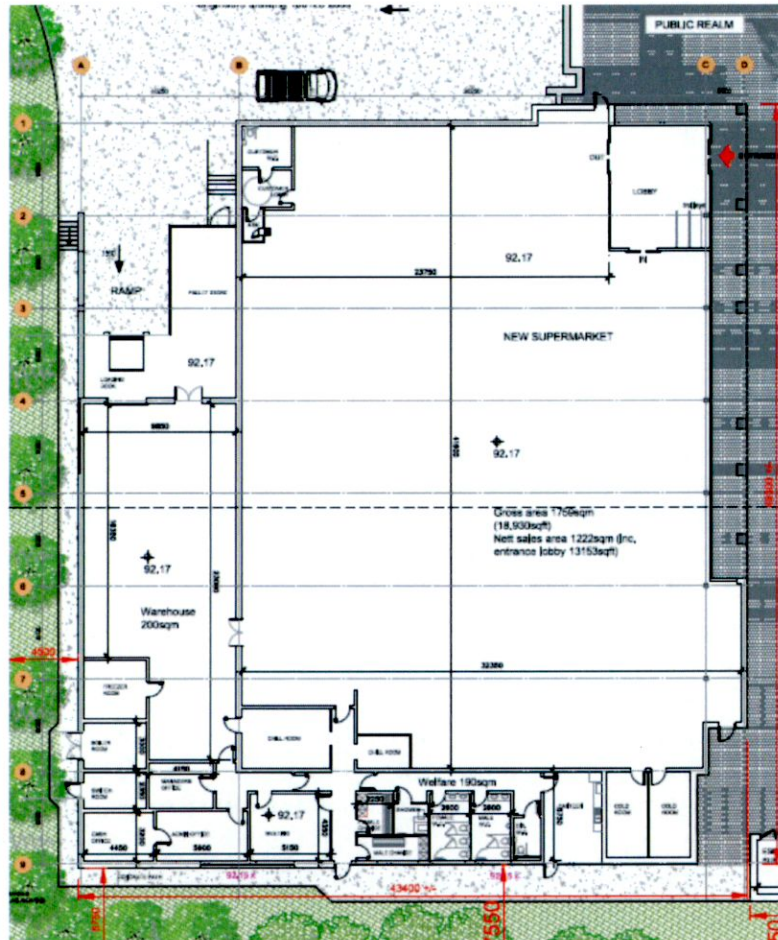


Figure 3 - Permitted Supermarket Layout under Reg Ref SD20A/0037

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 the provision of 10 no. Electric Vehicle car parking spaces to include 3 no. disabled EV spaces, 5 no. additional designated parent and child space, 2 no. covered click and collect parking spaces with a canopy. A total of 92 no. car parking spaces will be provided. Together with ancillary generator and compound (23sqm) along with all site development works.

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.

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 provision of 10 no. Electric Vehicle car parking spaces to include 3 no. disabled EV spaces, 5 no. additional designated parent and child spaces, 2 no. covered click and collect parking spaces with a canopy (approx. 33sqm). A total of 92 no. car parking spaces will be provided overall, together with ancillary generator (approx. 7sqm) within the surrounding compound (approx. 23sqm) along with all site development works.

As previously mentioned, a convenience retail unit is permitted within the current scheme. The click and collect area will be accessed by the main entrance and is located to the eastern side of the site adjacent to the EV charging infrastructure.

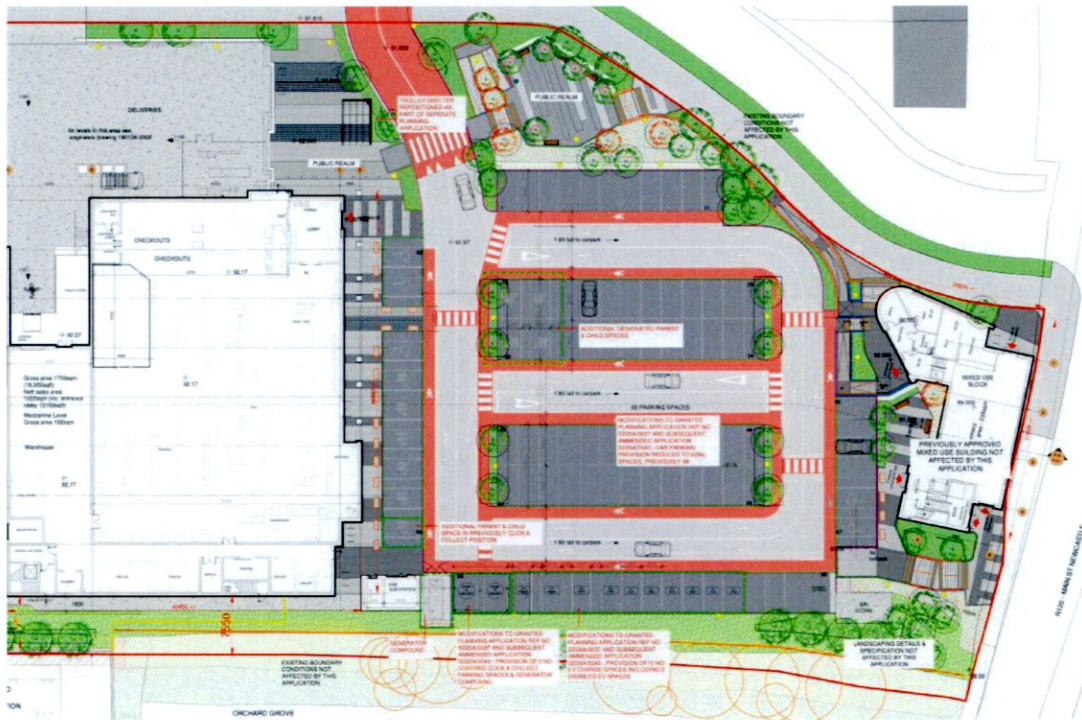


Figure 4 - Proposed Site Layout

4.0 Planning Policy Context

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

The proposed development only involves the modifications that will involve the provision of 10 no. Electric Vehicle car parking spaces to include 3 no. disabled EV spaces, 5 no. additional designated parent and child space, 2 no. covered click and collect parking spaces with a canopy and generator compound. A total of 92 no. car parking spaces will be provided. Therefore, the proposal is 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. We can confirm that permission was granted for, inter alia, a ‘convenience store’ under Planning Register Reference SD20A/0037 and amended under SD20A/0343. 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

Car Parking and Electric car parking spaces

We note that table 12.7.4 of the current development plan sets out the **maximum** parking rates for non residential uses. The site is located in Zone 1 which requires 1 space per 15sqm, we note the development plan states this figure should not be viewed as a target and a lower rate of parking may be acceptable subject to:

- The proximity of the site to public transport and the quality of the transport service it provides.
- The proximity of the development to services that fulfil occasional and day to day needs,
- The existence of a robust and achievable Workforce Management or Mobility Management Plan for the development,
- The ability of people to fulfil multiple needs in a single journey,
- The levels of car dependency generated by particular uses within the development,
- The ability of residents to live in close proximity to the workplace,
- Peak hours of demand and the ability to share spaces between different uses,
- Uses for which parking rates can be accumulated, and
- The ability of the surrounding road network to cater for an increase in traffic.

Proposal	DP Car Parking Requirement	Required Spaces	Total Required	Delivered
Retail Convenience (1951 sqm)	Zone 1 1 per 15 sqm	130	156	92
Pharmacy (251 sqm)	Zone 1 1 per 15 sqm	17		
Community Centre (140 sqm)	Zone 1 1 per 25sqm	9		

The provision of 10 no. EV parking spaces will support the following objective of South Dublin County Council.

- **SM7 Objective 5:** To support the expansion of the EV charging network by increasing the provision of designated charging facilities for Electric Vehicles on public and private land in partnership with the ESB and other relevant stakeholders; and to support the Dublin Regional EV Parking Strategy.
- **SM7 Objective 10:** To ensure that parking provision, including the provision of EV charging facilities, does not detract from the comfort and safety of pedestrians and cyclists, visual amenity or the character of an area (refer also to Chapter 10: Energy).

We submit the shortfall in spaces should be considered acceptable given the following:

- The location of the site and proximity to public transport.
- There are a number of complemenuses proposed on the site which fulfil occasional and day-to-day needs and reduce the need for multiple journeys.
- The level of pedestrian and cyclist access to the site from the town centre.
- There is the ability to share spaces between uses given the nature of these uses.

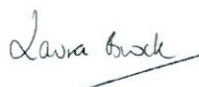
5.0 Conclusion

We invite the Planning authority to grant permission for the proposed amendments to the car parking spaces, click and collect and generator compound 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 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 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,



Laura Brock
MRUP MIPI MRTPI

Newcastle – Cover letter

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