

The Planning Partnership
McHale Retail Park
Castlebar
Co. Mayo
F23 TD25

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

Decision Order Number: 0034	Date of Decision: 09-Jan-2023
Register Reference: SD22A/0312	Date: 02-Dec-2022

Applicant:
Application Type:
Development:

Lidl Ireland GmbH

Additional Information

Construction of a single storey Discount Foodstore Supermarket with ancillary off-licence use (with mono-pitch roof and overall building height of c. 6.74 metres) measuring c. 2, 207sq.m gross floor space with a net retail sales area of c. 1, 410sq.m; Construction of a vehicular access point to Main Street Upper and associated works to carriageway and including partial removal of boundary wall / facade, modification of existing footpaths / public realm and associated and ancillary works including proposed entrance plaza area; Demolition of part of an existing rear / southern single storey residential extension (and related alterations to remaining structure) of Kelly Estates building; The original Kelly Estates building (a protected structure - Eircode: D22 Y9H7) will not be modified; Demolition of detached single storey accommodation/ residential structure and ancillary wall/ fence demolitions to rear of existing Kelly Estates building; Demolition of existing single storey (stable) building along Main Street and construction of single storey retail /cafe unit on an extended footprint measuring c. 118sq.m and associated alterations to existing Main Street boundary facade; Renovation and change of use of existing (vacant) two storey vernacular townhouse structure to Main Street, and single storey extension to rear, for retail/ commercial use (single level throughout) totalling c. 61sq.m; Repair and renewal of existing Western and Eastern burgage plot tree and hedgerow site boundaries; Provision of associated car parking, cycle parking (and staff cycle parking shelter), pedestrian access routes and (ramp and stair) structures (to / through the southern and western site boundaries to facilitate connections to potential future development), free standing and building mounted signage, free standing trolley bay cover /enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, boundary treatments and divisions, retaining wall structures, drainage infrastructure and connections to services/

utilities, electricity Substation and all other associated and ancillary development and works above and below ground level including within the curtilage of a protected structure.

Location: **Main Street Upper, Newcastle, Co Dublin**

Dear Sir /Madam,

With reference to your planning application, additional information received on 02-Dec-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Planning Authority is not satisfied that the Applicant has interrogated all potential design solutions to provide an appropriate buffer to the adjacent riparian zone from the top of the bank. In this regard the Applicant should provide additional cross sections along the western boundary of the subject site, to facilitate a complete assessment of the relationship between the proposed development and the treatment of the Burgage Plot hedgerow, stream and associated ditch along the entire western boundary. Furthermore, the Applicant should demonstrate the consideration of all potential design solutions which may result in the provision of an appropriate buffer (e.g. undercroft car parking). It is suggested that the Applicant meet representatives from the Drainage and Water Services Department, Parks and Public Realm Department and the Heritage Officer of South Dublin County Council on site to discuss the design approach. Any knock-ons of revisions in relation to other application plans and particulars should be considered.
2. The Applicant should provide a detailed Planting Management Plan which clearly demonstrates how any proposed hedgerow removal and replacement planting would be carried out in such a way that does not compromise the integrity of the ditch and bank beneath the Burgage Hedgerow, which forms a key component of this important heritage feature. Prior to providing a Planting Management Plan, the Applicant is advised to liaise with the Heritage Officer of South Dublin County Council in this regard.
3. The Applicant is requested to revise the proposed boundary treatment as follows:
 - (i) In order to achieve the most optimum amount of noise reduction the wall height at the southern end of the proposed development should be increased in line with the recommendations of the Environmental Health Officer.
 - (ii) It is noted that the use of bioengineered gabion walls reduces the potential for the ditch and stream to be incorporated into the SuDS design of the subject scheme. In considering the potential design solutions to address concerns regarding the riparian buffer and impact to the Burgage Plot hedgerow, the Applicant should consider whether there is an opportunity to utilise existing features on the subject site for the purposes of Sustainable Drainage Systems. In re-designing the boundary treatment in this location, the Applicant should revisit the potential to uncover the existing culvert.
4. The applicant should revise the location of discharging surface water to a surface water system east of site. Prior to submission of a revised report and surface water drawing, the Applicant should liaise with the Drainage and Water Services Department to discuss the options available regarding discharge point location.

5. The Applicant is requested to provide a revised lighting layout plan and lighting impact assessment report to address the outstanding concerns regarding the protection of the key ecology corridor along the western boundary of the subject site. The Applicant should consider the Application of design solutions such as the provision of low level lighting affixed to the gabion walls in this location to protect the integrity of the key ecological corridor in this location.

The revised lighting layout should be assessed by an appropriately qualified bat expert, providing a revised bat survey and assessment of the amended lighting design. Furthermore, the revised lighting design should reflect any amendments applied to the Site Layout Plan as a result of any further design revisions arising from other items of Clarification of Additional Information.

The Applicant should engage with the Public Lighting Department, Parks and Public Realm Department and Heritage Officer of South Dublin County Council prior to the submission of a revised lighting layout.

6. Having regard to the prominent location of the subject site along Main Street and its location within an Architectural Conservation area, it is considered that the height and scale of the proposed 'flagpole' signage is not acceptable. In this regard, the Applicant is requested to revise the design of the proposed sign to a lower level wayfinding signage to mark the site's entrance with a high quality design and materiality. Consideration could also be given to addition of business identification signage affixed the side (east) elevation of Building D comprised of an appropriately sized, high quality metal monotone top lit signage. Prior to providing details of the revised signage, the Applicant should liaise with the Architectural Conservation Officer to ensure that the proposed signage would not have an adverse impact on the character and setting of the Architectural Conservation Area.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

11-Jan-2023

Pamela Hughes
for Senior Planner