

# Comhairle Chontae Atha Cliath Theas

**PR/0053/23**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22A/0433      **Application Date:** 14-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 14-Nov-2022

**Correspondence Name and Address:** Brock McClure Planning & Development  
Consultants 63, York Road, Dun Laoghaire, Co.  
Dublin

**Proposed Development:** Modifications to the parent permitted application  
Reg. SD20A/0037 and subsequent amendments  
application Reg. Ref. SD20A/0343; Modifications  
will consist of the provision of 10 Electric Vehicle  
car parking spaces to include 3 disabled EV spaces, 5  
additional designated parent and child spaces, 2  
covered click and collect parking spaces with a  
canopy (approx. 33sq.m); A total of 92 car parking  
spaces will be provided overall, together with  
ancillary generator (approx. 7sqm) within the  
surrounding compound (approx. 23sq.m) along with  
all site development works.

**Location:** Supervalu, Main Street, Newcastle, Co. Dublin

**Applicant Name:** Cedarglade Limited

**Application Type:** Permission

### **Description of Site and Surroundings**

#### **Site Area:**

Stated as 0.886 Hectares

#### **Site Description:**

The application site is located on the corner with Orchard Lane, Graydon Road and Main Street in Newcastle Village off the N7. The application site is a Supervalu (Musgraves) supermarket with previous permissions granted under SD20A/0037. The immediate area is predominately residential in nature.

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### **Proposal:**

The proposed development consists of

- Modifications to the parent permitted application Reg. SD20A/0037 and subsequent amendments application Reg. Ref. SD20A/0343;
- Modifications will consist of the provision of 10 Electric Vehicle car parking spaces to include 3 disabled EV spaces, 5 additional designated parent and child spaces, 2 covered click and collect parking spaces with a canopy (approx. 33sq.m);
- A total of 92 car parking spaces will be provided overall,
- Ancillary generator (approx. 7sqm) within the surrounding compound (approx. 23sq.m) along with all site development works.

### **Zoning:**

The site is subject to zoning objective 'RES-N' – 'To provide for new residential communities in accordance with approved area plans'.

### **SEA Sensitivity Screening**

Indicates overlap with the following:

- Area of Archaeological Potential,
- Record of Monuments and Places
- Sites of Geological Interest.

### **Consultations:**

*Surface Water* – Request Additional Information.

*Irish Water* – No objection subject to standard conditions.

*Architectural Conservation Officer* – No objections to the proposed development.

*Parks* – No comments or objections.

*Roads* – No objections subject to conditions.

### **Submissions**

None received.

### **Planning History**

SD21A/0311: Planning permission granted for 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.

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SD20A/0343: Planning permission granted for 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.

SD20A/0037: Planning permission granted to demolish 3 existing structures on site (total c.226sq.m) comprising of 1 habitable house and 2 associated outbuildings/sheds (permitted under Ref. ABP-305343-19), and the construction of 1 double storey (c.9.2m overall height) retail development in the form of a convenience supermarket (GFA c.1,759sq.m); 1 two storey mixed-use building (c.10.7m overall height) comprising of a café (c.225sq.m) at ground floor and a community centre at the first floor (c.140sq.m) with associated ground floor access (total GFA c.468sq.m); an ESB sub-station (c.22sq.m); the anchor supermarket unit will provide for a net retail sales area of c.1,222sq.m; a warehouse of c.200sq.m; welfare area of c.190sq.m 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 car parking spaces and 50 bicycle parking spaces; advertising structures and signage (totalling c.81sq.m); 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; all associated site development, site services and landscape works at Lands at Main Street, Newcastle, Co. Dublin, bordered by Main Street to the north, Orchard Grove to the east, greenfield land to the south and residential properties fronting Main Street to the west (new road will be adjacent to 1 Main Street, Newcastle, Co. Dublin.)

SHD3ABP-305343-19: (1) The demolition of 5 structures on site, total area measuring 359sq.m, comprising 2 habitable dwellings and 3 associated outbuildings/sheds located to the northwest of the site; (2) development of 406 residential homes; (3) a childcare facility (518sq.m GFA); (4) 1 commercial unit (67.7sq.m GFA); (5) reservation of a school site (1.5ha); (6) new vehicular, cycle and pedestrian access from Main Street; (7) continuation of Newcastle Boulevard forming part of a new east-west link street; (8) a new Public Park (2ha); (9) pocket parks and greenway together with associated internal access roads, pedestrian and cycle paths and linkages; (10) 1 single storey marketing suite (81sqm) and signage (including hoarding) during the construction phase of development only and (11) all associated site and development works. The overall site comprises lands to the south of Main Street (c.15ha) together with 3 additional infill sites at the corner of Burgage Street and Newcastle Boulevard (c. 0.8ha); No. 32 Ballynakelly Edge (c.0.05ha); and Ballynakelly Rise (c.0.18ha) **Permission Granted**

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## **Record of Executive Business and Chief Executive's Order**

SD05A/0344/EP: A residential development of 743 no. dwellings including a neighbourhood centre of 1,859.2sq.m. and a creche of 846sq.m., at Ballynakelly and Newcastle South, Newcastle-Lyons, County Dublin. An eight year planning permission is sought. The development comprises of the following: 78 no. 2 bedroom houses; 209 no. 3 bedroom houses; 27 no. 4 bedroom houses; 10 no. 5 bedroom houses; 5 no. apartment blocks containing 7 no. 1 bed apartments, 20 no. 2 bed apartments, 12 no. 3 bed apartment, 4 no. 2 bed duplex units and 2 no. 3 bed duplex units; 57 no. duplex blocks containing 48 no. 2 bedroom duplex units, 151 no. 3 bed duplex units, 52 no. 1 bedroom apartments and 123 no. 2 bedroom apartments. The neighbourhood centre comprises of 5 no. retail units from 69sq.m., 84sq.m., 90.5sq.m., 101sq.m. and 134sq.m.; public house measuring 935.4sq.m., off licence measuring 189sq.m. and restaurant measuring 255sq.m.; the proposed development also provides for 4.155ha of public open space including the provision of a landscaped area adjoining the Tower House on the Athgoe Road; roads infrastructure including 3 no. junctions with Newcastle-Lyons Main Street (R120 Rathcoole Road) and 1 no. junction with Athgoe Road; on and off street car parking; and provision of lands for a traveller accommodation site measuring 0.5 ha; on an overall site of 22.789 hectares; planning permission is also sought for the demolition of 2 no. habitable dwellings. This planning application is accompanied by an Environmental Impact Statement (EIS). **Extension of Duration Granted**

SD05A/0344 A residential development of 743 no. dwellings including a neighbourhood centre of 1,859.2sq.m. and a creche of 846sq.m., at Ballynakelly and Newcastle South, Newcastle-Lyons, County Dublin. An eight year planning permission is sought. The development comprises of the following: 78 no. 2 bedroom houses; 209 no. 3 bedroom houses; 27 no. 4 bedroom houses; 10 no. 5 bedroom houses; 5 no. apartment blocks containing 7 no. 1 bed apartments, 20 no. 2 bed apartments, 12 no. 3 bed apartment, 4 no. 2 bed duplex units and 2 no. 3 bed duplex units; 57 no. duplex blocks containing 48 no. 2 bedroom duplex units, 151 no. 3 bed duplex units, 52 no. 1 bedroom apartments and 123 no. 2 bedroom apartments. The neighbourhood centre comprises of 5 no. retail units from 69sq.m., 84sq.m., 90.5sq.m., 101sq.m. and 134sq.m.; public house measuring 935.4sq.m., off licence measuring 189sq.m. and restaurant measuring 255sq.m.; the proposed development also provides for 4.155ha of public open space including the provision of a landscaped area adjoining the Tower House on the Athgoe Road; roads infrastructure including 3 no. junctions with Newcastle-Lyons Main Street (R120 Rathcoole Road) and 1 no. junction with Athgoe Road; on and off street car parking; and provision of lands for a traveller accommodation site measuring 0.5 ha; on an overall site of 22.789 hectares; planning permission is also sought for the demolition of 2 no. habitable dwellings. This planning application is accompanied by an Environmental Impact Statement (EIS). **Permission Granted**

### **Recent Relevant Enforcement History**

None recorded.

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### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Development Plan (2022 - 2028)**

#### *Policy EDE1: Overarching*

*Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth.*

#### *Policy EDE8: Retail - Overarching*

*Seek to ensure adequate retail provision at suitable locations in the County, having regard to the sequential approach, and protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012, or any superseding guidelines) and EMRA RSES Retail Hierarchy.*

#### *EDE17: Retail - Off Licences and Betting Offices*

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

#### *Policy QDP7: High Quality Design – Development General*

*Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.*

#### *High Quality Design – Street Frontage*

##### *QDP7 Objective 3:*

*To require a high quality of design and finish for new and replacement shopfronts, signage, and advertising, having regard to the requirements set out in Chapter 12: Implementation and Monitoring.*

#### *Policy QDP11: Materials, Colours and Textures*

*Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

#### *Policy GII: Overarching*

*Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.*

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*Policy IE1: Overarching Policy*

*Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.*

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management*

### **Newcastle Local Area Plan**

*Vision: "A village with a strong sense of identity that offers a good quality of life building upon its past. Where there is integration between existing and new developments through the creation of an intricate network of walkable streets that connect pedestrian and cyclist paths with important destinations, a beautiful village with quality useful spaces that realise and enhance the full potential of Newcastle's rich natural and built heritage through the sensitive and considered incorporation of hedgerows, water features, burgage plots, townland and parish boundaries, archaeology, protected structures and recorded monument's, a developing village that sensitively addresses the contrast between existing and new elements and retains much of its existing character, whilst being a showcase for the sensitive expansion of an historic and nationally important settlement".*

### **Relevant Government Policy**

*Retail Planning Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (April 2012)*

*Retail Design Manual - A Good Practice Guide, Department of Arts, Heritage and the Gaeltacht (2012)*

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009)*

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### **Assessment**

The main issues for assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Drainage
- Roads
- Parks
- Architectural Conservation Officer
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

### ***Zoning and Council Policy***

The site is zoned 'RES-N'– 'To provide for new residential communities in accordance with approved area plans'. A development consisting of the provision of 10 Electric Vehicle car parking spaces to include 3 disabled EV spaces, 5 additional designated parent and child spaces, 2 covered click and collect parking spaces with a canopy to be used in conjunction with a shop use would be considered permitted in principle under this Zoning. The principle of retail use has been established under SD20A/0037.

### ***Residential and Visual Amenity***

#### ***Parking***

The changes to the permitted parking facilities including the provision of 10 EV charger points to the east of the site, 2 covered click and collect spaces, additional child and parent spaces and additional mobility impaired spaces is appropriate at this location and is welcomed.

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The overall number of available spaces to patrons will reduce from the permitted 98 spaces to 92. Table 12.25: Maximum Parking Rates (Non-Residential) of the South Dublin County Development Plan sets out the following:

Category	Land-Use	Zone 1	Zone 2
<b>Civic, Community and Religious</b>	Bank Community Centre Library Public Institution	1 per 25 sq m GFA	1 per 50 sq m Gross Floor Area (GFA)
	Place of Worship	1 per 6 seats	1 per 12 seats
	Funeral Home	1 per 20 sq m GFA	1 per 20 sq m GFA
<b>Retail and Retail Service</b>	Café Restaurant	1 per 15 sq m GFA	1 per 20 sq m GFA
	Bar Club <sup>10</sup>	1 per 30 sq m	1 per 40 sq m
	Retail Convenience	1 per 15 sq m	1 per 25 sq m
	Retail Comparison	1 per 25 sq m	1 per 35 sq m

*Zone 2 (Non Residential): More restrictive rates for applications within town and **village centres**, lands zoned **REGEN**, and brownfield / infill sites within Dublin City and Suburbs settlement boundary within 800 metres of a train or Luas station and within 400-500 metres of a high quality bus service (including proposed services that have proceeded to construction).*

The development should provide the following:

- 1,951sqm of retail convenience - 78 spaces as per Zone 2
- 251sqm of pharmacy - 10 spaces as per Zone 2
- 140sqm community centre - 3 spaces as per Zone 2
- Total – 91 spaces

Therefore, the proposed amendments to the development are considered consistent with the objectives of the CDP.



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The covered click and collect canopy will be a mono-pitch roof with a maximum ridge height of 3.6m and the signage should be submitted for review to the Planning Authority prior to development and this should be confirmed by **condition**. Overall, the proposed development is acceptable subject to condition.

### *Generator and Compound*

The proposed generator and compound are located directly adjacent the approved ESB substation to the east of the site with the proposed new click and collect covered canopy located directly to the north which is considered an appropriate location. The generator is proposed in order to provide emergency power in the case of a power outage.

The generator itself will be approximately 7sqm and be surrounded by a compound with a slated timber fence that opens outward and has a height of approximately 2.55m which is acceptable. It is noted that the boundary treatments for the development will not be affected by the proposed fencing.

Overall, the proposed generator and compound would not injure the amenities of the area and is therefore **acceptable subject to conditions**.

### *Drainage*

Irish Water have no objection to the proposed development subject to standard conditions which is considered appropriate.

Water Services require **Additional Information** but given that the proposed development is generally acceptable, it is considered appropriate that this should be confirmed by **condition**. The following report was received:

### ***Surface Water Report: Further Information Required:***

*1.1 It is unclear how proposed modifications will affect the existing or proposed surface types of development or surface water drainage system. Submit a report and drawing to show how proposed surface types will change, if at all. Will the area of hardstanding increase or decrease or remain the same from previous planning permission (SD20A/0343 and SD20A/0337) or existing surface. Show what if any change that there will be to the surface water system and attenuation of same.*

*Show all changes if any there will be on proposed surface types, from building to permeable paving, hard standing and grass areas. Prior to submission of revised report and drawing contact water services to discuss proposed development revisions.*

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*1.2 Submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS can be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf](https://www.sdcc.ie/suds-evaluation-guide.pdf) (sdcc.ie)*

### ***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.*

### ***Roads***

The Roads Department have **no objection subject to conditions** to the proposed development and the following report was received:

#### **Access & Roads Layout:**

*No issues.*

#### **Car parking:**

*98no spaces were granted under parent permission; 92no are proposed including additional parent/child spaces, and additional mobility impaired spaces with EV capability. This is seen as acceptable to the roads department, and a noticeable improvement for mobility impaired drivers, and for families.*

*The applicant proposes providing 10 EV charging points which meets the criteria as set out in the previous CDP 2016-22. Under the new CDP 2022-28, the requirement is that 20% of all spaces are to be equipped with EV charging points. **Prior to construction, the applicant to submit a revised layout showing a 20% EV provision.***

#### **Relocated click and collect spaces:**

*Roads Department are satisfied with proposed amendment.*

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

1. *Prior to construction, the applicant to submit an EV drawing layout showing:*
  - a. *20% EV charge point provision*
  - b. *100% EV ducting provision*

### ***Parks***

The Parks Department have no comments on the proposed development.

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### ***Architectural Conservation Officer***

Given the nature of the proposed works, the Architectural Conservation Area suggests there is no significant impact on the visual amenity of the area, it is considered appropriate that no additional conditions should apply.

### ***Green Infrastructure***

The site does not appear to be located within a Primary or Secondary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028) and given the size, scale and nature of the proposed development, a full GI assessment for the proposed development 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 consists of the provision of 10 Electric Vehicle car parking spaces to include 3 disabled EV spaces, 5 additional designated parent and child spaces, 2 covered click and collect parking spaces with a canopy. Having regard to:

- the small scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

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.

### ***Environmental Impact Assessment (EIAR)***

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real 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.

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### *Other Considerations*

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22A/0433
<b>Summary of permission granted &amp; relevant notes:</b>	Revision of car parking facilities and provision of generator compound.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	
<b>Is development commercial or residential?</b>	Commercial
<b>Standard rate applicable to development:</b>	112.57
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€112.57
<b>Area of Development (m2)</b>	0
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	€0

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Commercial	56
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.886

### **Conclusion**

Having regard to the provisions of the South Dublin County Development Plan, the permitted development on site (SD20A/0037), it is considered that subject to conditions, 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.

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### **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 in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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. Parent Permission  
Apart from the proposed development hereby permitted, the conditions of the parent permission, SD20A/0037 shall apply.  
REASON: In the interest of clarity.
3. 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.
4. 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

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(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
- 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.

### 5. Signage Details.

Prior the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

Full details of proposed signage to include signage lettering, logo dimensions, colours, materials, finishes and illumination type on the Click and Collect Canopy.

REASON: In the interests of visual amenity and the proper planning and sustainable development of the area.

### 6. EV Layout Drawing

Prior to development, the applicant shall submit a revised EV drawing layout demonstrating the following:

- a. 20% EV charge point provision
- b. 100% EV ducting provision

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

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### 7. Surface Water Drainage

Prior to development, the applicant shall provide the following for the agreement of the Planning Authority:

1) The applicant shall submit a report and drawing to show how proposed surface types will change, if at all. The report and drawings shall also indicate whether the area of hardstanding shall increase or decrease or remain the same from previous planning permission (SD20A/0343 and SD20A/0337) or existing surface. Furthermore, the report and drawings shall show what if any change that there will be to the surface water system and attenuation of same and all changes if any there will be on proposed surface types, from building to permeable paving, hard standing and grass areas. Prior to submission of revised report and drawing the applicant shall contact water services to discuss proposed development revisions.

2) The applicant shall submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS can be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf \(sdcc.ie\)](https://www.sdcc.ie/suds-evaluation-guide.pdf)

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.

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 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.

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/0433**

**LOCATION: Supervalu, Main Street, Newcastle, Co. Dublin**



**Neal Murphy,  
Executive 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:** 16/01/23



**Gormla O'Corrain,  
Senior Planner**