

Comhairle Chontae Atha Cliath Theas

PR/0237/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD23A/0001 **Application Date:** 05-Jan-2023

Submission Type: New Application **Registration Date:** 05-Jan-2023

Correspondence Name and Address: Manahan Planners 38, Dawson Street, Dublin 2

Proposed Development: Construction of a 7 storey hotel building over 2 basement levels comprising of 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces; Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.

Location: Site D, Liffey Valley Office Campus, Dublin 22

Applicant Name: Winmar Developments Unlimited Company

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.564 Hectares.

Site Description:

The site is located on the junction of Fonthill Road, adjacent to Volkswagen (to the west). The car park for Liffey Valley Shopping Centre lies to the east / south east, and the shopping centre is situated beyond this. There are a number of business premises to the north, these appear to range from 2 – 5 storeys in height. The site is greenfield and generally flat.

Proposal:

- Construction of a **7 storey hotel** building over 2 basement levels comprising of
 - 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces;
- Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.

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Zoning:

Major Retail Centre (MRC) - To protect, improve and provide for the future development of a Major Retail Centre

CDP Maps:

- Outer Horizontal Surface (Casement) – 231.6OD Min
- Outer Horizontal Surface (Dublin) – 212OD Min
- Bird Hazards
- To south of site (Fonthill Rd) – High Capacity Public Transport (future provision) and Cycleway (Liffey Valley SC to N4 and Coldcut Road).

Consultations:

Water Services – Additional information requested.

Irish Water – Additional information requested.

Parks – Additional information requested.

Roads – Additional information requested.

EHO – No objections, subject to conditions.

SEA Sensitivity Screening

No overlap

Submissions/Observations /Representations

None.

Relevant Planning History

Application site:

SD03A/0849 Vary a previous grant of permission dated 10/04/03 (Register Reference SD03A/0011) for the development of a cafe/coffee shop within part of the East Rotunda at Liffey Valley Shopping Centre. The variation consists of omitting the requirement of Condition No. 4 to provide separately metered water supply and 24 hour water storage to service this approved cafe/coffee shop **Grant Permission (SDCC)**

S01A/0526 Revisions and alterations to existing planning permission Reg. Ref. No. S99A/0948 and shall include the provision of 3,907 metres squared of office space and 28.8 metres squared of substation provided in four storey office building, associated external landscaping, car parking, bicycle parking, access roads and auxiliary works. **Grant Permission (SDCC)**.

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S01A/0332 Alterations and additions to existing planning permission Reg. Ref. S99A/0948 and shall include the provision of 604m² of additional office space at ground, first, second and third floor levels and an additional fourth floor level of 1123m². Also, the provision at semi-basement level for no. 32 car parking spaces and an additional 44m² of sub-stations, plant rooms and auxiliary areas, associated external landscaping, car parking, access roads and auxiliary works.

Grant Permission (SDCC)

S99A/0948 New office business centre development at Lucan/Clondalkin Town Centre, Liffey Valley, Quarryvale on site of 3.48 hectares bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, to include 4 no. office buildings of gross floor area 17,194.7 sq.m. no. amenity building containing creche, gym, shop, juice bar of gross floor area 1916 sq.m. 2 no. sub-stations gross floor area 68 sq.m. Associated car parks, bus stops, bus shelters, set down areas for taxis, access roads, service areas, roof mounted plant areas, landscaping and associated works. **Grant Permission (SDCC)**

S98A/0853 Alterations and additions to store, Unit 56 of previously approved Quarryvale Shopping Centre. To provide for additional storage/ancillary area and associated access stairs at mezzanine floor level. **Grant Permission (SDCC).**

Recent relevant planning applications on adjacent sites:

SD22A/0418 Modifications to the self-storage facility and ground floor cafe permitted under Ref. SD21A/0284 comprising of an increase in the gross floor area from 8,008sq.m to 19,673sq.m as a result of an increase in the total number of internal floors from 4 to 7 levels, extension of the basement and an increase in building length along the northwest corner of the building; An increase in the overall building height of 1.5m; Minor internal layout alterations; Minor alterations to the roof layout; Elevational changes including alterations to the external north and west facade and an increase in depth of canopy on the south facade; Relocation and reconfiguration of the car parking and provision of reserved bay for larger vehicles, inclusion of an additional 5 EV spaces (10 in total), there is no proposed change to the overall number of permitted car parking spaces; Provision of 20 covered bicycle parking spaces; Alterations to internal access road and landscaping; Provision of additional landscaping and all associated and ancillary site works. **Grant Permission (SDCC)**

SD22A/0330 Construction of a single storey valeting building and canopy and associated site works and services. **Grant Permission (SDCC)**

SD21A/0291 Amendments to the permitted development previously granted under SDCC Ref. SD19A/0320 and An Bord Pleanála Ref. 306251-19; including the erection of 2 bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger Information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side); road alterations on Fonthill Road comprising of the amendment of staggered to straight Toucan crossings, the addition

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of a new straight Toucan crossing, the replacement of bus lay-by areas with bus islands, and the removal of a left slip lane; all associated site services and site development works. **Grant Permission (SDCC)**

SD21A/0284 Construction of self-storage facility with small ground floor café with total area of 8620sq.m composed of; part basement area consisting of self-storage area, open car parking and area for classic car storage; ground floor containing reception /office area, cafe of 124.5sq.m and self-storage area; first floor containing office area of 112.3sq.m and second and third floor containing self-storage areas; the proposed building is approximately 21.9 metres high from ground floor level; development includes external signage to building plus associated landscaping and drainage works; vehicular access to the ground floor is from the estate road and to the basement level is from the existing shared access road; the proposed site is located to South of N4, to the West of the existing Johnson and Johnson office building, to the north/east of Giraffe Childcare and to the north of Liffey Valley secondary estate road. **Grant Permission (SDCC)**

SD21A/0198 Installation of roof mounted solar photovoltaic panels to include all ancillary works and services. **Grant Permission (SDCC)**

SD20A/0286 Construction of self-storage and retail facility of 5901.4sq.m consisting of open basement area containing car parking, ground floor containing reception/office area; self-storage area and integrated retail unit of 478.7sq.m; first floor containing office area of 72sq.m and second floor containing self-storage area; the proposed building in approx. 19.85 metres high from ground floor level; external signage of 4 facades plus associated landscaping and drainage works; vehicular access to the ground floor is from the estate road and to the basement level is from the existing shared access road on a site of 0.72 hectares at Liffey Valley, to the south of the N4, to the west of the existing Johnson and Johnson office building, to the north and east of Giraffe childcare and to the north of Liffey Valley secondary estate road. **Refuse Permission (SDCC)**

SD19A/0320 New bus interchange facility with associated set down area; street furniture; passenger waiting shelters; signage and lighting; infrastructure and landscaping works at the existing car park, north of the Liffey Valley Shopping Centre, along the ring road (Ascaill na Life) and the main access road from the Fonthill Road (Bóthar na Life); including road infrastructure changes; access improvements; reconfiguration of the car park; general soft and hard landscaping works; inclusion of enhanced bus facilities including the new bus interchange; new pedestrian infrastructure; new cycling infrastructure; bus lay-by facilities and a bus driver welfare facility; all ancillary site services and site development works. **Grant Permission (SDCC); Grant Permission (ABP)**

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Other Adjacent applications.

SD18A/0430 11 single sided variable message signs at locations surrounding the Shopping Centre with 9 located along the Ring Road around the Centre (Ascaill an Life); 1 located at the Fonthill Road/Coldcut Road roundabout and 1 located on the main access road from the Fonthill Road (Bothar an Life); signs VMS 01, 03, 07 and 11 measure 1750mm x 2150mm; sign VMS 02 measure 1650mm x 2150mm; signs VMS 04 and 08 measure 1500mm x 2150mm; signs VMS 05 and 09 measure 1250mm x 2150mm and signs VMS 06 and 10 measure 900mm x 2150mm. **Grant Permission (SDCC)**

SD18A/0086 Internally lit, external sign on the north elevation. **Grant Permission (SDCC)**

SD15A/0159 Relocation of the staff car park approved in association with a previous proposal (Ref. No. SD12A/0226) for six restaurants, a retail unit and alteration to the cinema. A temporary staff car park with 204 parking spaces was approved to the rear of the main atrium and permission is now sought to develop the temporary staff car park (204 spaces) to the rear and west of the shopping centre instead **Grant Permission (SDCC)**

SD15A/0146 Change of use of existing training area (218sq.m) on ground floor to office use, reinstatement of existing floor slab (189sq.m) at first floor level to accommodate office space; replacement of 3 glazed sectional doors with glazed screens on east elevation; replacement of 2 glazed sectional doors with glazed screens on north elevation; reinstatement of 10 surface car parking spaces along with relocation of existing bicycle parking area at rear (east) of building. **Grant Permission (SDCC)**

SD15A/0090 Construction of a two storey and single storey extension to the rear of Unit 30/31. The extension has an additional 161sq.m of retail space at ground floor level at rear of existing unit and a new staircase to a new switch room of 48sq.m at first floor level. The upper floor retail is reduced from 155sq.m to 136sq.m. The total retail floor area increases from 539sq.m to 681sq.m. The development requires the existing ESB substation at rear to be taken down and replaced in the service yard at rear of the new expanded unit **Grant Permission (SDCC)**

SD15A/0077 Amend signage approved in association with a previous proposal (Reg. Ref. SD12A/0226) for six restaurants, a retail unit and alteration to cinema. The VUE sign approved on the new northern elevation, 6.3m by 2.5m, is to be increased to 7.285 by 3.0m and a new IMAX sign, 4.1m by 0.8m, erected below it; a second IMAX sign of the same dimensions is to be erected on the western elevation below the existing VUE sign. The signs will have individual letters with LED lighting. **Grant Permission (SDCC)**

ED14/0018 Erection of microwave antenna and associated supporting equipment for internet communication. **Declared Exempt**

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SD12A/0226 Six restaurants in a new three storey building of 3,444sq.m. where five restaurants and an office were approved previously (Ref. Ref. SD10A/0034). Internal amendments are proposed to the existing Vue cinema, to cease using three cinemas and the existing foyer totalling 1,502sq.m., create a new entrance foyer of 189sq.m. and to construct an extension externally of 827sq.m. for cinema use. The area vacated by the cinema together with a northern extension to complement the Western End development will be developed as a three storey retail unit of 6,640sq.m. gross, including staff facilities, storage etc; there will be a new western entrance to the shopping centre including a relocated ATM, and a retail kiosk. Permission is sought for the location and extent of signage for the proposed developments; a new communal landscaped Civic Space of 3,300sq.m. will be developed in front of the new development and will include external seating for the restaurants; there will be revised and improved circulation access in this area. Permission is sought for a temporary 'Events and Activities Area' in the western car park area proposed for a future Transport Hub. Permission is sought for a new temporary surface car park for 204 cars, located to the rear of the existing centre, to replace parking spaces removed to provide the development. Permission is also sought for a new service yard, loading facilities and all site works and landscaping associated with the development. The total area of new build will be 10,900sq.m.
Grant Permission (SDCC); Attach Conditions (ABP)

SD11A/0246 Illuminated brushed stainless steel sign attached to west elevation of existing office block. **Grant Permission (SDCC)**

SD10A/0128 2 x illuminated signs advertising Abbott, to south & north elevations of building. **Grant Permission (SDCC)**

SD09A/0310 1.8mts. high 'Paladin' type security fence along front perimeter of site. **Grant Permission (SDCC)**

SD09A/0161 Permission for the duration of 10 years for mixed use retail, commercial and civic/community developments adjacent to the existing built area of Liffey Valley Shopping Centre. The proposed development, described as Liffey Valley Town Centre Phase 2, comprises 2 primary elements: a retail extension (60745sq.m. gross floor area) and a new Civic Quarter (7792sq.m. gross floor area) with a total combined gross floor area of 68537sq.m. The area within the site boundaries is 18.08 hectares. The retail extension includes retail outlets (c. 38302sq.m.), food and beverage outlets (c.3796sq.m.), non-retail service outlets (c.3026sq.m.) with associated service, storage, management, toilet and circulation accommodation, provided in 8 primary buildings, arranged alongside 1 covered street and 1 open street extending south-eastwards from the existing shopping centre. The retail extension buildings are generally 3 storey retail scale in height arranged to address streets and plazas including a covered street with a glazed roof (20.8m maximum over ground level) having glass louvered openable vents along each side, an open street and a retail plaza linking both streets on the south side.

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The Civic Building is 4 storeys (19.95m) high over basement level and accommodates a public library, community facilities, commercial offices (1265sq.m.) and centre management suites, food and beverage outlets, enterprise units, citizen support services and public service unit, with associated circulation, storage and toilet facilities, in a building located northwest of the existing buildings of the Liffey Valley Shopping Centre and displacing existing surface carparking. The proposed development includes underground car parking under the Civic Building, additional car parking spaces at surface level and a multi-storey carpark (16.15m high) on 5 levels located east of the retail extension area. The primary development proposals are located on lands encompassed within the Liffey Valley Ring Road defined by Bothair an Life and Ascail an Life. Road and junction improvements and pedestrian crossings are proposed along Bothair an Life extending from its junction with Fonthill Road to its junction with Coldcut Road; at the junction of Coldcut Road with Fonthill Road; at the N4/Fonthill Road off-ramp, where lane improvements are proposed; and south of the pedestrian over bridge on Ascail an Life. The development also includes the re-alignment of the south eastern section of Ascail an Life. Approximately, 1,530sq.m. of the existing buildings are to be demolished to facilitate redevelopment. Access to service yards is from existing private roads within the Liffey Valley Centre. The proposal includes all associated service yards, plant and equipment, including combined heat and power (CHP) plant, electricity substations, street lighting, public transport hub, landscaping and boundary treatments. This application is accompanied by an Environmental Impact Statement (EIS) The planning application and EIS may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy. The co-applicants for this application are Quarryvale Two Ltd., Quarryvale Three Ltd., Grosvenor Quarryvale Ltd., and Anna Livia Properties Ltd. **Grant Permission (SDCC); Refuse Permission (ABP)**

SD08A/0577 The erection of 2 no illuminated signs, one on the north elevation and one on the south elevation. **Grant Permission (SDCC)**

SD08A/0572 Erection of 1.8MT high 'Paladin' type security fence along perimeter of site complete with 1no. sliding gate and 3 no. personnel gates **Grant Permission (SDCC)**

SD07A/1027 Alterations at ground and first floor levels to its existing office building, Block C (Reg Ref S99A/0408 and S01A/0788) so as to accommodate a training facility. The alterations are as follows: (a) replace sections of existing raised access floor at ground floor level with concrete floor slab to accommodate training areas, (b) removal of sections of first floor structure to accommodate training areas at ground floor, (c) replacing 3 no. glazed screens at ground floor level on east elevation with fully glazed sectional overhead doors to match existing windows for vehicular access, (d) replacing 2 no. glazed screens at ground floor level on north elevation with fully glazed sectional overhead doors to match existing windows, for vehicular access, (e) forming concrete ramps at new door openings, omitting 10 no. surface car parking spaces and relocating bicycle parking area at rear. **Grant Permission (SDCC)**

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SD06A/0995/EP Extension to existing office building Block C (Reg. Ref. S99A/0948 and S01A/0788) to include office accommodation of a gross floor area of 1948sq.m. over first, second and third floors, 100sq.m. of plant and ancillary equipment on fourth floor level, landscaping, extension to car park to provide a total 133 no. spaces and associated works. **Grant Extension of Duration**

SD06A/0625 Construction of a mezzanine floor to the rear of the existing unit, comprising office, stockroom, and staffroom accommodation **Grant Permission (SDCC)**

S01A/0798 Erection of 4 number antennas onto the roof of Block B. **Grant Permission (SDCC)**

S01A/0788 Alterations and additions to existing planning permission Reg. Ref. S99A/0948 to include the provision of an additional office floor of 617 sq.m on Block C at fourth floor level and the relocation of plant and boiler room all at fourth floor level. **Grant Permission (SDCC)**

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site

South Dublin County Development Plan 2022-2028

Policy CS5: Lands for Employment Ensure that sufficient serviced lands continue to be available in the right place for employment generation over the lifetime of the Development Plan.

Table 11: Core Strategy Table 2022-2028

Table 12: Employment Projections for South Dublin 2016-2028

Table 14: RSES Settlement Hierarchy relating to South Dublin County Council

Policy NCBH1: Overarching

Policy NCBH2: Biodiversity

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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Policy GI1: Overarching

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Strategic Corridor 4: Liffey Valley Corridor

Chapter 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

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QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

SECTION 5.2.3 Healthy Placemaking

Policy QDP3: Neighbourhood Context Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

Policy QDP7: High Quality Design – Development General

Policy QDP7: High Quality Design – Street Width and Height

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

Policy QDP7: High Quality Design – Adaptability and Inclusivity

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability

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consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

Policy QDP8: High Quality Design – Building Height and Density Guide (BHDG)

QDP8 Objective 1:

To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: Implementation and Monitoring).

QDP8 Objective 2:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), **Major Retail Centre (MRC)**, District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

Policy QDP9: High Quality Design - Building Height and Density Apply a context driven approach to building heights in South Dublin, as supported by South Dublin's Building Heights and Density Guide.

5.2.9 Materials, Colours and Textures

Policy QDP11: Materials, Colours and Textures

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

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QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Policy SM1: Overarching – Transport and Movement

SM1 Objective 7:

To engage with relevant agencies including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) in relation to strategic and local transportation issues including delivery of transport projects and to encourage consultation with local communities.

Policy SM3: Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.

SM3 Objective 2:

To facilitate and secure the implementation of major public transport projects as identified within the NTA's Transport Strategy for the Greater Dublin Area (2016-2035) as updated to 2042, or any superseding document, including BusConnects, the DART expansion programme along the Kildare route, the opening of the new rail station at Kishogue and the Luas to Lucan.

Policy SM3: Public Transport – Bus

Policy SM4: Strategic Road Network

Policy SM7: Car Parking and EV Charging

Chapter 9 Economic Development and Employment

Policy EDE1: Overarching

EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- An increase in employment densities within walkable distances of communities and on public transport routes;
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;
- The sourcing of power from district heating and renewables including wind, hydro and solar;
- Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.

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9.1 Employment in South Dublin County

Policy EDE4:

Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

EDE4 Objective 1:

To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

Table 9.1: Retail Hierarchy for the Region – South Dublin County Level 2 Liffey Valley

Table 9.2: Settlement Hierarchy and Retail Hierarchy Liffey Valley Major Retail Centre Level 2

Figure 9.2: Liffey Valley Core Retail Area and Opportunity Site. (not a core retail area or opportunity site)

Policy EDE10: Support the Level 2 Major Town Centre retail function of Liffey Valley Shopping Centre

EDE10 Objective 1:

To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure / entertainment, retail warehouse and commercial land uses.

EDE10 Objective 4:

To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit.

Policy EDE19: Tourism Infrastructure Support the development of a sustainable tourism industry that recognises the recreational and tourism potential of the County, building on the actions in the South Dublin County Tourism Strategy, 2015 or any superseding strategy.

EDE19 Objective 1:

To support the development of tourism infrastructure, attractions, activities, accommodation and facilities at appropriate locations subject to sensitive design and demonstrated environmental safeguards.

EDE19 Objective 2:

To primarily direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.

Policy E3: Energy Performance in Existing and New Buildings

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Policy E4: Electric Vehicles

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.5 Landscape Character Assessment

Table 12.17: Landscape Character Types

12.4.2 Green Infrastructure and Development Management - GSF

12.5.1 Universal Design

12.5.2 Design Considerations and Statements. Design Statements

12.5.3 Density and Building Heights

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

12.7.1 Bicycle Parking / Storage Standards; Bicycle Parking Design / Provision

12.7.2 Traffic and Transport Assessments

12.7.3 Travel Plans

Table 12.24: Thresholds for the Submission of a Workplace Travel Plan

12.7.4 Car Parking

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.9.5 Retail Development

12.10.1 Energy Performance in New Buildings

12.10.2 Low Carbon District Heating Networks

12.11.1 Water Management

(i) Flood Risk Assessment

(ii) Surface Water

(iii) Sustainable Urban Drainage System (SuDS)

(iv) Groundwater

(v) Rain Water Harvesting

12.11.3 Waste Management

(ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments

(iv) Construction and Demolition Waste

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12.11.4 Environmental Hazard Management

(i) Air Quality

(ii) Noise

(iii) Lighting

12.11.5 Aviation, Airports and Aerodromes

12.11.6 Restricted and Prohibited Development

12.11.7 Shielding / Safeguarding

Appendix 4: Green Infrastructure Local Objectives and Case Studies

Appendix 10: Building Height and Density Guide 2022

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Urban Development and Building Height Guidelines – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2018)

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

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Assessment

The main issues for assessment are:

- Zoning and Council Policy,
- Visual Impact and Residential Amenity,
- Access and Parking,
- Services and Drainage,
- Environmental Health
- Part V
- Heritage
- Screening for Appropriate Assessment.

Zoning and Council Policy

The site is zoned 'MRC' - *To protect, improve and provide for the future development of a Major Retail Centre.* 'Hotel / Hostel' is permitted in principle within the zoning.

Policy EDE19 supports tourism infrastructure, including accommodation, directing them to established centres, subject to sensitive design and appropriate environmental safeguards.

Policy EDE10 supports the role of Liffey Valley as an MRC, with shopping and complimentary uses.

The proposed hotel development is considered acceptable in principle, subject to demonstration of appropriate design and impacts, which are discussed below.

Economic Development

It is noted that the proposed development does not take place on zoned 'EE' lands, however, EDE1 is considered relevant as it relates to the use and not the zoning.

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EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- An increase in employment densities within walkable distances of communities and on public transport routes;
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;
- The sourcing of power from district heating and renewables including wind, hydro and solar;
- Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.

The applicant has not demonstrated compliance with the above development plan provisions on economic and enterprise-related development. **Additional information** is requested.

Retail Development

Whilst the proposed development is not retail, it is located within a Major Retail Centre. As such, the impact of the proposal on future retail provision in the area should be considered. In accordance with Figure 9.2: Liffey Valley Core Retail Area and Opportunity Site, the application site is not identified as not a core retail area or opportunity site. The proposed development would not preclude the provision of retail in the area.

Visual Impact and Residential Amenity

Design

Design Statements:

In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement. The Design Statement should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy. A Design Statement should consist of:

- *A detailed analysis of the proposal and statement based on the 12 design criteria set out in the 'Urban Design Manual' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide*
- *Detailed design including materials and external finishes which should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028.*

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In particular the guidance, and performance-based design criteria set out in the South Dublin County's Building Height and Density Guide must be incorporated with due regard being had to relevant Ministerial Guidelines including the 'Urban Design Manual' (2009); 'Sustainable Residential Development in Urban Areas' (2009); 'Urban Development and Building Height – Guidelines for Planning Authorities' (2018); and 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) or as may be superseded.

- *A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.*

Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.

All planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of an area. This should form part of 'the plan approach' statement demonstrating how the eight principles for sustainable and successful neighbourhood development have been addressed and responded to in the development proposal.

The applicant has not provided a design statement. **Additional information is requested** to address this.

QDP8 Objective 1 states “*To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: Implementation and Monitoring)*”.

12.5.3 Density and Building Heights

In line with the provisions of the South Dublin Building Heights and Density Guide, development proposals for increased building heights and densities shall be accompanied by a contextual analysis by which the suitability or otherwise of different density and height levels can be assessed with reference to the receiving environment of the proposed development.

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QDP8 Objective 2:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

It is noted that the site is located within an area where increased building heights will be considered, however, the applicant has not undertaken the relevant analysis, including assessment in terms of the Urban Design Manual and the SDCC Building Height and Density Guide. The applicant has not provided a contextual analysis. **Additional information** is requested.

The Plan Approach

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal

12.5.2 Design Considerations and Statements

'The Plan Approach' Compliance Report:

The applicant has not provided a compliance report or met QDP2 Objective 1. **Additional information** is requested to address this.

Built Form

The proposal would involve the construction of a hotel, this would measure:

- Up to 28.05m high, although this varies
- 17,235sq.m floor area, including 5,910 below ground
- Perimeter block layout, along the south east, east and north
- 7 storeys (above ground)
- 2 storeys basement (not visible above ground)

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It would be situated approximately 7m from the properties to the west and 33m from the properties to the north (approx. 70m from the 2 storey childcare facility). Only car parking lies to the east. It is noted that planning permission has also been granted for a self-storage facility (under SD21A/0284, as amended) to the north of the site.

There are no significant concerns regarding the overall design of the proposal, however, insufficient detail and rationale has been provided in the submission regarding the suitability of the proposal to the context.

It should be noted that the applicant has not provided any analysis of building height in accordance with Chapter 5 Quality Design and Healthy Placemaking and appendix 10 of the CDP 2022-2028. **Additional information** has been requested so a full analysis of this can be undertaken. The Planning Authority would also welcome CGIs and photomontages that demonstrate how the proposal would look from key viewpoints. **Additional information** is requested. The applicant is requested to provide full details of all materials, signage (including materials and illumination) and boundary treatments as **additional information**.

The applicant is also requested to re-consider the location / design of the ESB substation, which is in a prominent location. **Additional information** is requested.

Residential Amenity

QDP12 Objective 4 *'To promote appropriate development that enhances the character and vitality of the existing settlements, and which does not negatively impact on existing residential amenity'*.

There are no residential properties in close proximity to the application site.

The applicant is requested to demonstrate through their building height contextual analysis that the proposed development has an acceptable impact on the adjacent commercial properties. The applicant is also requested to demonstrate that the proposed open spaces receive sufficient sunshine hours. **Additional information** is requested.

As a hotel, the application itself is not bound to any amenity standards.

Access and Parking

The Roads Department has stated:

"Access & Roads Layout:

The access will use an existing location on the minor road to the north (LV Motor Hall Road) of the development. There is an existing bus stop on the opposite side of the road at this location. The TII should be contacted to confirm if this stop will be removed.

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Vehicles can access the underground parking or the central drop off area. service trucks and refuse collection will use the same access but will be directed to a service yard on the west boundary. An autotrack of the refuse and fire tender access has been provided and is sufficient. It is not clear if vehicle access will be required to the ESB substation along the southern boundary.



Figure 1 layout

A traffic and transport assessment of the surrounding area has been submitted. The details the analysis for 5 surrounding junctions along Fonthill Road and the LV Motor Hall Road. All the selected junctions show a below threshold traffic increase of below 5%.

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Table 4.1: Hotel Operational - Threshold Assessment, Worst-Case Impact - AM & PM Peak Hours 2024

Assessed Road or Junction	Traffic Increase %		COMMENT
	AM Pk Hr	PM Pk Hr	
LV SC/LV Spine Rd R'Abt to the East	4.9%	3.4%	<5% No Further Assessment Required
LV SC Exit/Fontill Rd R'Abt to South	3.3%	2.2%	<5% No Further Assessment Required
LV Motor Hall Rd/T Junct to West	2.9%	2.3%	>5% So Capacity Assessment Undertaken
Fonthill Rd/LV Spine Rd R'Abt to SW	4.4%	2.7%	<5% No Further Assessment Required

Requiring no further analysis because of the development. The modelling was extended to the year 2039 and demonstrates capacity to accommodate the worst-case scenario.

Permeability:

The existing footpath will remain, and concrete stairs will connect at certain locations. Pedestrian and bicycle access are to the north. The existing bicycle lane is on the opposite side of the LV Motor Hall Road some form of crossing point should be provided to link to the main access of the hotel.

Car Parking:

The quantity of parking has been identified from the CDP 2022-2028 and is zone 2. The rate used is 0.5 per bedroom allowing for 131no spaces. Additionally, a bar and business centre increase the parking by 17no spaces, giving a total of 148no. spaces as the maximum allowable and the amount proposed for the development.

Bicycle Parking:

The amount of bicycle parking has been determined from the CDP 2022-2028. The rate is 1 per 5 staff and 1 per 10 bedrooms providing 36no. secure parking spaces.

Taking in Charge:

No areas for taking in charge have been identified".

Additional information has been requested.

Services and Drainage

SDCC Water Services has requested additional information in relation to:

- Attenuation – underground tanks are not permitted
- SAAR value
- Setback distance from the existing surface water pipe

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Irish Water has also requested **additional information** regarding confirmation of feasibility.

Parks and Landscaping

The Parks Department has requested details of landscaping, green infrastructure and GSF via **additional information**.

Environmental Health

The EHO has raised no objections, subject to conditions.

CDP Implementation

The proposal would measure 17,235sq.m (5,910sq.m below ground and 11,323sq.m above ground. The implementation section of the CDP sets out a number of requirements based on the type and scale of development. Relevant implementation matters not discussed elsewhere in the report are set out here.

12.5.1 Universal Design

Larger scale development proposals should include an Access Statement setting out how universal design approaches will be featured within the development. All development proposals should incorporate best practice design including the elements set out below, where relevant (it should be noted that some of these areas are regulated by other local authority functions such as Building Control):

- *Promotion of lifetime housing design;*
- *Incorporation of adaptable home offices to facilitate working from home;*
- *Provision of designated accessible parking and set down points for people with disabilities and parents with children;*
- *Level pedestrian routes with sufficient width;*
- *Use of surfaces suitable for wheelchairs and buggies;*
- *Use of tactile and blister paving;*
- *Use of colour contrast, particularly in the public realm;*
- *Provision of wayfinding and signage at appropriate levels, particularly in the public realm;*
- *Ensuring level access to buildings from the street that is suitable for wheelchairs and buggies;*
- *Provision of automatic doors.*

The applicant is requested to submit an Access Statement via **additional information**.

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12.5.4 Public Realm: (At the Site Level)

Developments that include public realm proposals should provide for the following:

- *Accessible public open space that retains natural or artificial landscape features such as trees, hedges, rivers / streams using minimal visual or physical clutter;*
- *A landscape design that creates welcoming open spaces or a parkland setting, or a landscape to enhance an urban setting complementing the character of the area;*
- *A layout which allows the use of sustainable forms of transport such as walking, cycling and public transport, with clearly defined footpaths and cycleways linking all buildings and public areas. Parking areas should not be a dominant feature;*
- *The location of public space close to public transport connections and interchanges or other major linkages;*
- *Promote greater connectivity and permeability throughout the development through the provision of a network of well-connected public spaces and streets, with materials, and signage that is easily interpreted by all;*
- *Crossing points and routes should be clearly identifiable, appropriately located with respect to facilities and follow pedestrian desire lines;*
- *Quality of materials, especially at significant locations is important to sustainable placemaking.*

The applicant is requested to address the above requirements via **additional information**.

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

Table 3.18 Key Principles for Healthy Placemaking and Public Realm at Neighbourhood level.

The applicant is requested to address the above requirements via **additional information**.

12.8.6 Public Art

Major new commercial developments greater than 5,000 sq. m in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, will be required to incorporate a physical artistic feature into the scheme to improve the built environment / public realm. This may include high quality features within the environment or landscaping, in agreement with the Council.

The applicant has not submitted details indicating compliance. **Additional information** is requested.

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12.10.1 Energy Performance in New Buildings

Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and / or 1,000 sq. m of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.

The statement should detail:

- *How any on-site demolition, construction and long-term management of the development will be catered for;*
- *How energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.*

This statement has not been provided. The applicant is requested to address this via **additional information**.

12.10.54 Solar Photovoltaic. The roofplan indicates solar PV panels. As such the following requirements should be met:

- Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees depending on the use of solar PV or solar thermal technologies;
- Be designed to take account of over-shadowing from other solar installations on site, from existing elements of the built environment such as chimneys, parapets, roof plant equipment and taller buildings and structures in the immediate vicinity;
- Ensure sufficient space for access, installation and maintenance;
- Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area;
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues and glint and glare near airports.

Additional information is requested.

12.11.5 Aviation, Airports and Aerodromes, 12.11.6 Restricted and Prohibited Development and 12.11.7 Shielding / Safeguarding – the applicant is requested to set out any implications for aviation arising from the proposed development.

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Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Environmental Impact Assessment

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

Other Considerations

Development Contributions

Hotel – 17,235sq.m

SEA Monitoring

Building Use Type Proposed new dwellings

Floor Area (sq.m) 17,235sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.564

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the design of the proposal and the information submitted with the application, it is considered that additional information is required to ensure the proposed development would not seriously injure the amenities of the area.

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Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. (a) The applicant is requested to provide a design statement, that addressed the following requirements:
 - CDP Section 12.5.2, The Plan Approach, Design Statements and Materials Colours and Textures;
 - Policy QDP2 Objective 1
 - Policy QDP7 Objective 1
 - Policy QDP8 Objective 1
 - CDP 12.5.3 Density and Building Heights
 - Policy QDP8 Objective 2
 - Appendix 10 of the CDP 2022-2028
 - 12.5.4 Public Realm: (At the Site Level)
 - 12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)(b) The applicant is requested to submit CGIs and photomontages that demonstrate how the proposal would look from key view points.
(c) The applicant is requested to provide full details of all materials, signage (including materials and illumination) and boundary treatments.
(d) The applicant is requested to re-consider the location / design of the ESB substation, which is in a prominent location.
(e) The applicant is requested to demonstrate through their building height contextual analysis that the proposed development has an acceptable impact on the adjacent commercial properties. The applicant is also requested to demonstrate that the proposed open spaces receive sufficient sunshine hours.
2. The applicant is requested to demonstrate compliance with:
 - EDE1 objective 6
 - 12.5.1 Universal Design
 - 12.8.6 Public Art
 - 12.10.1 Energy Performance in New Buildings
 - 12.10.54 Solar Photovoltaic
 - 12.11.5 Aviation, Airports and Aerodromes, 12.11.6 Restricted and Prohibited Development and 12.11.7 Shielding / Safeguarding
3. The applicant is requested to submit:
 - (i) a letter of no objection from the National Transport Authority (NTA).
 - (ii) Confirmation from Transport Infrastructure Ireland (TII) that the bus stop/layby opposite to the vehicle access is no longer required and will be removed.
 - (iii) Clarification of vehicle access to the ESB substation.

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4. (a) Underground attenuation tanks are not acceptable and SuDS (Sustainable Drainage Systems) must be used to attenuate surface water. The applicant is requested to submit a revised drawing in A1 size surface water attenuation using SuDS only (note: A3 size drawings are too small and difficult to read) Examples of SuDS can be found in SDCC SuDS Guide.
(b) The SAAR value of 962mm appears high. Water services estimate SAAR for Liffey valley as 777mm. the applicant is requested to submit a report showing revised surface water attenuation calculations showing site specific Met Eireann rainfall Data and SAAR value.
(c) The applicant is requested to submit a drawing in A1 size showing the setback distance from proposed development to an existing 900mm surface water sewer south of development. There shall be a minimum setback distance of 8m to the outside diameter of existing 900mm surface water sewer.
5. The applicant is requested to submit a Confirmation Letter of Feasibility Letter from Irish Water for proposed development in relation to both water supply and wastewater).
6. The drainage proposal does not comply with SDCC Guidelines with regards to treatment of stormwater. The applicant is requested to provide additional Information showing a natural SUDs system complying with SDCC Guidance, which should not include underground attenuation tanks. In addition to attenuating water there should be a clear treatment train and water is to be used for amenity and biodiversity purposes. Please consider use of blue/green roof, swales, bioretention areas, Suds tree pits, ponds etc. This will likely impact most of the green areas indicated on the landscape plan. Keeping water on the surface rather than using an underground piped system will also assist with achieving the required Green Space Factor score.
see: <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/sustainable-drainage-systems/>
7. The applicant is requested to submit a Green Infrastructure Plan. The Green infrastructure Plan should include the following information:
 - Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.
 - Indicate how the development proposals link to and enhance the wider GI Network of the County.
 - Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site including planting of native trees, hedgerows, open water areas, wildflower areas etc.
 - Proposals for identification and control of invasive species where appropriate, for the siteThe applicant should refer to Appendix 4 of the CDP.

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8. A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5
EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development. See link to the Green Space Factor Worksheet: <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/>

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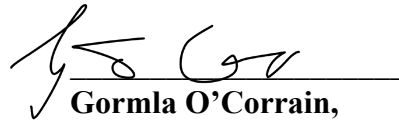
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REG. REF. SD23A/0001

LOCATION: Site D, Liffey Valley Office Campus, Dublin 22



Deirdre Kirwan,
Senior Executive Planner



Gormla O'Corrain,
Senior Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 28 Feb 2023



Mick Mulhern, Director of Land Use,
Planning & Transportation