

Comhairle Chontae Atha Cliath Theas

PR/0532/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD23A/0001 **Application Date:** 05-Jan-2023
Submission Type: Additional **Registration Date:** 25-Apr-2023
Information

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 Coldecut 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.

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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 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)**

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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)**

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 na Life); 1 located at the Fonthill Road/Coldcut Road roundabout and 1 located on the main access road from the Fonthill Road (Bothar na 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)**

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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**

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)**

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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. 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)**

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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)**

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

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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

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

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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.

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

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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 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.

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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.

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

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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.

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.

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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

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)

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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

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).*

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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).

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.

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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.

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.

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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. 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.

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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.

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

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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)

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.

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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.

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 year 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.

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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%.

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/Fonthill 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:

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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

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.

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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**.

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;*

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- *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.

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**.

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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.

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.

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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.

Recommendation

Request additional information.

Additional information requested: 7 February 2023

Additional information received: 19 April 2023

Consultations:

Water Services – no objections, subject to conditions

Irish Water – no objections, subject to conditions

Roads – Clarification sought – conditions recommended.

Parks – no further comments.

TII – No report received at time of writing.

NTA – No report received at time of writing.

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Assessment

Item 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 viewpoints.

(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.

Applicant's response:

a. A design statement has been submitted that addresses the requirements set out. The contextual analysis and assessment of the proposal sets out how the proposal is in accordance with the CDP, building height and density guide and also the Urban Design Manual.

The applicant has provided a design statement that sets out the following detail:

- *Site context – details existing and surrounding uses, as well as infrastructure in the area, including pedestrian, cycle and Bus Connects. The River Liffey is detailed as being a natural heritage feature in the area. There are no features of architectural built or archaeological heritage on the site. Various photographs and plans are provided to indicate the sites context, transport network and surrounding uses.*
- *Building Design – the proposal is for a 4 star hotel with 250 bedrooms, with bedroom sizes in excess of the minimum requirement for 4 star classification. Contemporary design with 2 wings, angled at 45 degrees based upon the site. The building has been designed orientated and configured to complement the existing adjoining commercial*

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blocks and seeks to define and create an urban form addressing the existing road network and wider context. The design stage reviewed other potential configurations. Increased massing at the junction of the bedroom wings was considered but it was concluded the proposed height was more appropriate to the context.

The applicant sets out the following in relation to the Urban Design Manual:

<i>Context</i>	<i>The plan form reflects the geometry and orientation of the site and best utilises the site area to create a building which will positively contribute to the character and identity of Liffey Valley. The form, architecture and landscaping proposals are contemporary in design.</i>
<i>Connections</i>	<i>The limited size of the site and its location bounded by two main roads ensures that it is well served by the existing circulation routes. The use of open boundaries will have visible permeability through the site, while pedestrian permeability will be improved by forming new pedestrian connections to the existing footpaths which surround the site.</i>
<i>Inclusivity</i>	<i>The development will foster inclusivity through detail design to ensure ease of access for all. The site boundaries will be open presenting a positive aspect and will avoid physical or visual barriers. The 'public and 'social' element of the hotel complex (restaurant, bar and business centre) will create a physical and visual interaction between the building and its surroundings.</i>
<i>Variety</i>	<i>The proposed use as a hotel will create a good mix of activities in the area, which currently has a retail, commercial and residential focus. The inclusion of the restaurant, bar and business centre will enliven the uses within the buildings and the wider context.</i>
<i>Efficiency</i>	<i>The proposal sees the use of a previously undeveloped yet serviced site. The development is not higher densities than those permitted but seeks to utilise building height to make more space available for landscaping and external use purposes. The building and its attendant open space maximises the site orientation while the landscaping will enhance biodiversity and include SuDS</i>
<i>Distinctiveness</i>	<i>The building will utilise high quality design and material and is a unique response to its site orientation and context. The building will seek to create a focal point at the eastern end of Fonthill Road</i>

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<i>Layout</i>	<i>The building design places 'public' functions at ground level opinion out onto the landscapes areas, creating active functions at street level</i>
<i>Public Realm</i>	<i>The entrance plaza is located at the junction of the bedroom blocks and is intended as a public space, not just as an access point to the hotel. The design envisages car parking at basement level, allowing the plaza area to function as a pedestrian friendly area.</i>
<i>Adaptability</i>	<i>The building has been designed with a floorplate depth of 15m and a floor to floor height of 3.6. the geometry would facilitate the possible future redevelopment of the building for a number of uses including residential office or mixed use.</i>
<i>Privacy and amenity</i>	<i>The requirement for privacy is not really applicable to hotel use, however this has been considered in the design of the penthouse level suites, each having a private balcony area. Externally, spaces to be used by the building occupants have been designed to create private and more public areas.</i>
<i>Parking</i>	<i>Sufficient car and cycle parking has been provided, with all car parking (except some accessible spaces) being at basement level to maximise areas for open space and landscaping</i>
<i>Detail design</i>	<i>The detailed design of the proposed hotel will ensure that high quality design and materials will provide a positive contribution to the locality maximising external spaces for the use of the building users.</i>

- *Building height and density – maximum height is 28m. The applicant notes that in accordance with the Urban Development and Building Heights, Guidelines for Planning Authorities, the site is within an existing / proposed MRC, well served by public transport, it will enhance the mixed use within the centre, it will make a positive contribution to the streetscape and the form, massing and height have been modulated in the design of the building. In respect of Appendix 10 of the CDP, the site is zoned MRC, the prevailing height is 5 storeys and the proposed development is predominantly 6 storey with a setback at the 7th storey (the junction of the two bedroom wings is articulated at 7 storeys). Plot ration is 1:3.03 and site coverage is 33%.*

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Photomontages area also provided, as has a shadow analysis, which concludes that there will be a negligible reduction to the available sunlight levels to neighbouring properties. Open spaces also get the required sunlight.

- *Street design – the proposed development does not create any new streets. It is located at the junction of Fonthill Road and the access road is to the north of it.*
- *Quality design and healthy placemaking – high quality design, will attract visitors to the area and ancillary uses will augment placemaking. The proposal is located within walking distance of public transport, Bus connects, Liffey Valley. The applicant details 'The Plan Approach' as follows:*
 - o *Context – proposal considers heritage and GI elements, providing for social and economic development, contributing to sustainable development.*
 - o *Placemaking – the proposed location is well served by existing public transport and will enhance internal movement within the neighbourhood*
 - o *Connected neighbourhoods – well served at present*
 - o *Thriving economy – contribute to employment*
 - o *Inclusive and accessible – site is accessible to all*
 - o *Public Realm - proposal will contribute to a sense of place*
 - o *Built form and mix – the proposal will provide an appropriate built form to its context and utilises the existing transport / infrastructure.*

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- *Materials- predominantly brick (beige / red). Junction of two bedroom wings will be a beige Jura limestone / tiled finish, to accentuate this element. All glazed elements will be aluminium / alu-clad framing with a light grey / silver colour. Existing commercial buildings are red brick with glazed elements in aluminium framed glazing.*
- *Signage – not yet determined*
- *Boundary treatments – open boundaries generally – semi-transparent fence to western boundary*

b. verified photos provided and CGI generated images of the proposed development.

c. Details of materials, signage and boundary treatments provided.

d. ESB substation relocated from south to the west – this is a less prominent location.

e. analysis indicates that the impact on the surrounding commercial properties is acceptable. Site is currently undeveloped- planning permission granted for an office building in 2001. The entrance plaza is predominantly north facing and will be in shadow due to its orientation. The design of the open spaces between the building and the Fonthill Road are soft landscaped, orientated east, west and south, which will create opportunities for interaction with the wider context. The relocation of the ESB substation will create an enlarged space for a south facing garden and terrace. Shadow study has been prepared

Assessment:

a. It is considered that the applicant has adequately addressed the requirements of Section 12.5.2, Policy QDP2 Objective 1, Policy QDP7 Objective 1, Policy QDP8 Objective 1 of the CDP conditions are recommended in the event of grant, relating to signage and materials.

In terms of compliance with building height requirements, it is noted that the proposed development would sit approximately 6mOD higher than the existing / approved surrounding developments. It is noted that this is maximum height, and the building would either be setback or a landmark feature at this height. It is considered that the analysis provided regarding height is acceptable and the proposed height is acceptable in terms of design and the local context. The applicant has therefore adequately addressed the requirements of CDP 12.5.3 Density and Building Heights, Policy QDP8 Objective 2 and Appendix 10 of the CDP 2022-2028.

Overall, the applicant has also demonstrated compliance with 12.5.4 Public Realm: (At the Site Level) and 12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level).

b. The photomontages indicate that the design of the proposal integrates with the existing development in the area. In terms of height, whilst the proposed building is taller than the existing buildings from some of the viewpoints, it is not considered that the difference in height is so extreme as to make the building appear out of context.

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c. The Design statement sets out the relevant details. Conditions regarding signage and materials are recommended in the event of grant

d. The location of the revised ESB substation is noted and welcomed. A condition is recommended seeking elevations for the ESB substation. Appropriate screening / planting details should also be provided.

e. The assessment prepared by Digital Dimensions indicates that >50% of the area received 2 hours of sunlight on 21 March and meets the BRE guidelines. Impacts in terms of additional shadowing are classed as 'negligible'. This is considered acceptable.

Item 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

Applicant's response:

The Design Statement, Section C sets out the following:

- *EDE1: proposal will increase employment opportunities and densities. On public transport. It will increase permeability in the area. Promotion of sustainable transport for staff will be prioritised. Use of future district heating and renewables will be incorporated into the detailed design where possible.*
- *12.5.1 – Universal Design – will comply with Part M and external environment will refer to the 'Building for Everyone' guidelines. The detailed design stage will provide designated accessible parking and set down, provision of level pedestrian routed and ramps, external landscaping suitable for wheelchairs and buggies, provision of tactile and blister paving, colour contrast in materials and features, wayfinding signage, level access o buildings from the street and all entrance doors will be accessible.*
- *12.8.6 – Public Art – See Separate statement*
- *12.10.1 – Energy Performance - Development will comply with Part M. Detailed design will ensure material specification and construction detailing provide an energy efficient building fabric and external envelope. Building has been designed to accommodate the space requirements and routes for vertical and horizontal distribution of building services. The detailed design stage shall provide an Energy Efficiency and Climate Change adaption statement.*

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- 12.10.54 – Solar PV – Requirement for renewable energy will be addressed at detail design stage.
- 12.11.5, 12.11.6 and 12.11.7 – Aviation – will no impact obstacle surfaces, will not contribute to bird strike, there are no fume generating activities and site is not within runway thresholds, flight paths or control tower. Proposal will not require 'shielding'.

Assessment:

Compliance with CDP – this has been demonstrated.

The proposed location and style of the public art are acceptable. A condition is recommended seeking details at an appropriate stage.

Aviation – demonstrated that there will be no impacts.

Solar – Condition recommended in the event of grant.

Item 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.

Applicant's response:

(i) it is not the practice of the NTA to issue letters to applicants – they liaise directly with the Planning Authority.

(ii) Laybys to the north of the building are not used and were never used as a bus stop. Liffey Valley Bus Plaza was recently opened as part of bus connects – it is very close to the site and therefore additional bus stops are not likely to be needed or developed just outside the entrance to the plaza. In the unlikely event of TII requiring the use of these laybys they have the option of making a submission to the Planning Authority but have not done so.

(iii) Revised ESB location provides access.

Assessment:

(i) The Roads Report states “The NTA will identify and comment on planning applications that they deem necessary to do so. The letter of no-objection is an opportunity for the authority to comment on any applications that are near national roads, if no comment is made then it can be inferred that the authorities have no objection. The roads department are satisfied with the response.

(ii) The Roads Report states “The applicant has surmised that the lay-by opposite their proposed entrance will not be used in the future. However, while the lay-by remains there is a possibility that it can be used for bus set down, parking etc. This would be opposite the applicants proposed entrance and may lead to unwanted or additional traffic movements at this location. The applicant is requested to relocate the access point or investigate the removal of the lay-by”.

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(iii) The Roads Report states *“The substation has been relocated into the entrance plaza; vehicle access is from this location. Roads are satisfied with the response”*.

The information submitted by the applicant is generally acceptable. Concern has been raised by the Roads Department regarding the bus layby. The concerns of Roads are noted; however, it is not considered that the layby has a significant negative impact on the access. Conditions are recommended.

Item 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.

Applicant's response:

MMOS Engineers have revised the design in line with SuDS and the disposal of surface water. Revised proposal is indicated in the accompanying Technical Note. Basement levels have been redesigned to ensure the building is a minimum of 8 meters from the outside diameter of the existing 900mm surface water drain to the south.

Assessment:

Water Services has raised no objections, subject to conditions.

Item 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).

Applicant's response:

Confirmation Letter of Feasibility Letter provided.

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Assessment:

Irish Water has raised no objections, subject to conditions.

Item 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/>

Applicant's response:

Revised design indicates an integrated approach to processing storm water on site. This design is indicated in the revised drawings and reports prepared by MMOS Engineers and Gannon Landscape Architects.

Assessment:

The Parks Department has stated that they have reviewed the file and have “no comments/conditions to add”.

Standard conditions are recommended in the event of grant.

Item 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 site

The applicant should refer to Appendix 4 of the CDP.

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Applicant's response:

Gannon and Associate Landscape Architects have prepared a GI Plan. The GI Plan, alongside the associated maps showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County indicates how the proposed development links to and enhances the wider GI network of the county and describes the proposed FI protection, enhancement and restoration proposals as part of the landscape plan.

Assessment:

The Parks Department has stated that they have reviewed the file and have “no comments/conditions to add”.

Standard conditions are recommended in the event of grant.

Item 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

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Landscape Plan for a proposed development. See link to the Green Space Factor Worksheet:
<https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/>

Applicant's response:

Gannon and Associate Landscape Architects have prepared ha GSF score sheet that indicated compliance.

Assessment:

The Parks Department has stated that they have reviewed the file and have “no comments/conditions to add”.

Standard conditions are recommended in the event of grant.

Other Considerations

Development Contributions

Hotel – 17,235sq.m

Development Contributions	
Planning Reference Number	SD23A/0001
Summary of permission granted:	Hotel
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	112.57
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	112.57
Area of Development (m2)	17235
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	17235
Vehicle display areas/ Open storage spaces	0
Rate applicable	€11.26
Contribution	€0.00
Total development contribution due	€1,940,143.95

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SEA Monitoring

Building Use Type Proposed new dwellings

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

Land Type Greenfield

Site Area (Ha.) 0.564

Conclusion

Having regard to the nature of the site and the renewable energy policies set out in the South Dublin County Development Plan 2022-2028, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and, subject to the conditions set out below, the development would be in accordance with the provisions of the current Development Plan and the proper planning and sustainable development of the area.

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 to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 25 April 2023, 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.

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2. Amendments.

(I) Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority unless otherwise agreed:

Revised plans that incorporate all of the following amendments-

- (a) Elevations for the ESB substation with appropriate screening / planting details;
- (b) Full details of any solar panels and other renewable technologies on the site;
- (c) an Energy Efficiency and Climate Change adaptation statement in accordance with Section 12.10.1 of the CDP;

(II) Prior to the commencement of the use, the applicant shall submit details of the proposed public art for the written agreement of the Planning Authority. The agreed details shall also be installed prior to the commencement of the use on site.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Roads.

1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5. A revised layout plan shall be submitted for the written agreement of the Planning Authority, prior to the commencement of development.

2. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.

3. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department.

REASON: In the interests of safety and sustainable transport.

4. Environmental Health.

1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.

2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

3. During the construction / 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

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pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

4. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

5. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).

6. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

7. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

8. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

9. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

REASON: in the interests of public health.

5. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Drainage.

(a) Prior to the commencement of development, the applicant shall submit a drawing/s in plan and cross-sectional view showing design details of proposed SuDS (Sustainable Drainage Systems). Examples of SuDS can be found in SDCC SuDS Guide at [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)

(b) Prior to the commencement of development, the applicant shall 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 6m to the outside diameter of existing 900mm surface water sewer.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(d) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

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7. Materials and Finishes

Prior to the commencement of development the applicant/developer shall submit materials and finishes of the development for the written agreement of the Planning Authority.

REASON: in the interests of visual amenity.

8. Prevention of Spillage or Deposit of Debris on Adjoining Public Roads During Construction Works.

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

(i) a site specific plan making provision as set out below for the prevention of spillage or deposit of clay, rubble or other debris on adjoining public roads during the course of any construction works that fully complies with all of the requirements of the Council's Roads Maintenance, Traffic Management, and Waste Enforcement Sections as appropriate, The agreed plan shall provide for all of the following:

(a) The agreed number, location, type and use of suitable facilities for vehicle cleansing and wheel washing provided on site to contain all clay, rubble or other debris within the site prior to commencing of construction, such facilities to be maintained in a satisfactorily operational condition during all periods of construction.

(b) Location of all on-site car parking facilities provided for site workers during the course of all construction activity.

(c) Provision for dust suppression measures in periods of extended dry weather.

(d) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.

(e) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.

(f) Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interest of protecting the amenities of the area and in the interest of public safety and the sustainable maintenance of adjoining roads and footpaths.

9. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

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10. Landscaping - Retain Project Landscape Architect.

Prior to the commencement of development, the applicant/owner shall retain the professional services of a suitably qualified Landscape Architect, carrying professional indemnity insurance as a Landscape Consultant, throughout the life of the site development works; and shall notify the planning authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign and submit a Practical Completion Certificate (PCC) to South Dublin County Council Parks and Landscape Services, as verification that the approved landscape plans and specification have actually been fully implemented.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area and to ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

11. Recyclable Waste and Bin Storage Facilities.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged with the Planning Authority:

(i) Details of the number, type and location of facilities for the collection of Recyclable Waste and bin storage facilities, weather protected, and contained within areas subject to public realm lighting scheme in accordance with Council policy and requirements for the development as approved to address the collection of Recyclable Waste and all bin storage and waste management obligations for the entire development as approved. All Recyclable Waste and bin storage facilities shall provide for;

- Facilities for the collection of Recyclable Waste and bin security in accordance with Garda and/or Fire Officer advice or requirements and shelter in accordance with Council requirements, and;

- Construction with durable materials, suitably finished, ventilated and

- All structures where appropriate shall be raised from the ground and roofed.

- Maintenance of all facilities for the collection of Recyclable Waste and bin storage facilities in good condition in perpetuity.

- If located in a basement area facilities for the collection of Recyclable Waste and bin storage facilities shall be separated from vehicle parking or cycle storage and serviced with a water supply sufficient for regular cleaning, drainage and ventilation to avoid any dis-amenity arising, and;

(ii) A written commitment to implement the development as approved with the above provision of Recyclable Waste and Bin storage facilities.

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REASON: In order to ensure that the site is adequately serviced for waste management and bin storage in the interests of the proper planning and sustainable development of the area, and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

12. Commercial Waste Management Plan

All waste arising from the site shall be managed in perpetuity in accordance with an agreed Waste Management Plan that accords with all relevant statutory provisions, the provision of the Waste Management Plan for the Dublin Region and with the requirements of the Council's Waste Enforcement and Licensing Section.

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

A detailed plan for the management of all waste (and in particular, recyclable materials) within the development in accordance with the Planning Authority's policy and the Council's Waste Enforcement and Licensing Section requirements, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, details of measures to protect watercourses on or adjoining the site from the spillage or deposit of waste, clay, rubble or other debris and from the ongoing operation of the development as approved.

The applicant, owner or developer is advised to consult with the Council's Waste Enforcement and Licensing Section in advance of lodging the required plan.

REASON: To provide for the appropriate management of waste and, in particular recyclable materials, in the interests of public safety, protecting the environment and in the interests of the amenities of the area.

13. 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, and;

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

14. RWMP.

Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed

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RWMP shall be made available for inspection at the site office at all times.

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

15. Public Realm Lighting Scheme.

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

A Public Realm Lighting Scheme for the public realm of the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent a public lighting design consultant to BS5489: European Lighting Standard EN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016, along with: In addition, the applicant shall ensure that the Public Realm Lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowed away from residential properties, public roads and any bat roosts or areas with bat activity. The Public Realm Lighting Scheme should also have regard to the landscaping requirements for the site to avoid root or crown spread from any existing or proposed tree. Any adjustments deemed necessary in this respect by the Council shall be carried out by the applicant, owner or developer at their own expense

REASON: In the interests of public health and safety, the orderly development of the site, amenity, and to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

16. Construction Waste Management Plan.

All construction waste arising from the development of the site as approved shall be managed in accordance with all relevant statutory provisions and an agreed site specific Construction Waste Management Plan. All such waste shall be kept to a minimum, segregated where appropriate, and disposed/recovered at a waste facility authorised under the Waste Management (Facility Permit and Registration) Regulations 2007, as amended, to accept the categories of waste.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall lodge with the Planning Authority for written agreement:

A site specific Project Construction Waste and Demolition Management Plan that accords with the requirements both of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section.

All construction and demolition waste shall be managed in accordance with this plan which shall be prepared in accordance with the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects', published by the Department of the Environment, Heritage and Local Government in 2006 and the provision of the Waste Management Plan for the Dublin Region.

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The plan shall include details to the satisfaction of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section for all waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Eastern-Midland Region.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Waste Management Plan shall be kept for inspection by the planning authority.

The plan should also be informed by any Construction Traffic Management Plan required to be prepared and agreed that addresses intended construction practice for the development, including hours of working, construction traffic access route and noise management measures and details of measures to protect watercourses on or adjoining the site from the spillage or deposit of clay, rubble, waste or other debris.

In addition, copies of waste disposal/recovery records, including waste collector dockets/invoices and weighbridge dockets, shall be maintained on site during construction activity and made available, at all reasonable times, for inspection by Authorised Persons as appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the development works, in accordance with the European Communities (Shipment of Hazardous Waste Exclusively within Ireland) Regulations 2011. Waste operations shall only be carried out at such time as authorisation pursuant to the Waste Management Act 1996, as amended, has been obtained.

Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interests of public safety, compliance with Development Plan Policy and sustainable waste management.

17. Mobility Management Plan

Within six months from the date of opening of the permitted hotel development, the applicant/owner shall submit for the written agreement of the Planning Authority:

(a) A Mobility Management Plan that accords with the Council's Traffic Section requirements.

REASON: In the interests of sustainable transport, compliance with Development Plan policy and the proper planning and sustainable development of the area.

18. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 940, 143.95 (One million, nine hundred and forty thousand one hundred and forty three euro and ninety five cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the

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Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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. SD23A/0001

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



Colm Harte,
Senior 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: 18/05/23_____



Gormla O'Corrain,
Senior Planner