

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

**Date : 16-Feb-2024**

**Reg. Ref. : SD22A/0312/C2**  
**Proposal :** **Construction of a single storey Discount Foodstore Supermarket with ancillary off-licence use (with monopitch roof and overall building height of c. 6.74 metres) measuring c. 2, 207sq.m gross floor space with a net retail sales area of c. 1, 410sq.m; Construction of a vehicular access point to Main Street Upper and associated works to carriageway and including partial removal of boundary wall / facade, modification of existing footpaths / public realm and associated and ancillary works including proposed entrance plaza area; Demolition of part of an existing rear / southern single storey residential extension (and related alterations to remaining structure) of Kelly Estates building; The original Kelly Estates building (a protected structure - Eircode: D22 Y9H7) will not be modified; Demolition of detached single storey accommodation/ residential structure and ancillary wall/ fence demolitions to rear of existing Kelly Estates building; Demolition of existing single storey (stable) building along Main Street and construction of single storey retail /cafe unit on an extended footprint measuring c. 118sq.m and associated alterations to existing Main Street boundary facade; Renovation and change of use of existing (vacant) two storey vernacular townhouse structure to Main Street, and single storey extension to rear, for retail/ commercial use (single level throughout) totalling c. 61sq.m; Repair and renewal of existing Western and Eastern burgage plot tree and hedgerow site boundaries; Provision of associated car parking, cycle parking (and staff cycle parking shelter), pedestrian access routes and (ramp and stair) structures (to / through the southern and western site boundaries to facilitate connections to potential future development), free standing and building mounted signage, free standing trolley bay cover /enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, boundary**

treatments and divisions, retaining wall structures, drainage infrastructure and connections to services/ utilities, electricity Substation and all other associated and ancillary development and works above and below ground level including within the curtilage of a protected structure.

**Condition 2:**

**External Finishes and Materials**

Prior to the commencement of construction on site, samples of all proposed external finishing materials shall be submitted to and approved in writing by the Planning Authority and sample panels of 2m x 2m of the materials shall be erected on site and once approved, retained for the duration of development for quality control purposes. Development shall be carried out in accordance with the approved samples.

**REASON:** In the interest of visual amenity and environmental quality.

**Location :** Main Street Upper, Newcastle, Co Dublin  
**Applicant :** Lidl Ireland GmbH  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 12-Dec-2023 to comply with Condition No 2 of Grant of Permission No. SD22A/0312, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

The applicant/agent has submitted a cover letter and details prepared by Structural Design Solutions Ltd. under Appendix B of the letter.

The Lidl store building would be finished with the following:

Proposed roof finish 1

Kingspan insulated panel, grey colour finish, with Kingspan PV panels.

Proposed roof finish 2

Soprema green roof system – sedum planting with gravel edging.

Proposed windows

Aluminium frame windows, frame to RAL 7024 (dark grey).

Proposed entrance pod

Aluminium frame with sliding doors, frame to RAL 7024 (dark grey).

Soffit of canopy over entrance pod, RAL 7024 (dark grey) aluminium soffit tray

Proposed cladding

Kingspan insulated cladding to RAL 9006 (silver grey).

Proposed capping

Alucobond aluminium capping, 100mm deep, to RAL 9006 (silver grey).

Proposed wall finish

Rendered with bauprotec sprayed render, painted RAL 9010 (white) with RAL 7038 (light grey) plinth at bottom.

Proposed external doors

Metal door, powder coated to RAL 7024 (dark grey).

Proposed stone finish

Fernhill 12mm thick natural limestone cladding tile.

Buildings C & D Café/Retail units would be finished in:

Roof finish 1 (facing carpark)

VM Quartz Plus Zinc roof.

Roof finish 2 (facing Athgoe Road)

Natural slate tiles, colour blue/black.

Proposed walls finish

Natural stone finish to match existing boundary walls on Athgoe Road.

Proposed external windows (facing Athgoe Road, existing building heritage façade)

Timber frame double glazed sash windows, colour to match surrounding buildings.

Proposed external windows (facing into carpark, extension part of building)

Aluminium frame windows, frame to RAL 7024 (dark grey).

Planner's response:

The Architectural Conservation Officer has reviewed the submission and states the following:

*With regard to the materials and finishes. Details have been provided in the compliance report and is set out with regard to the proposed materials for the different built elements. It is considered that the reuse of material is welcomed, and the palate is kept in keeping with the new build and original stone elements in order to ensure cohesion. I would consider the details to be acceptable in this regard.*

*There was just one item that I would like to seek further clarification on and that is the new sash windows proposed to the historic building façade. It is important that if historic window types are to be reinstated that this is done with windows that will match the original profile and material type to ensure they are historically correct and so that you don't end up with a thick unit and window that looks small and reduces natural light. The finish colour should match in with the colour palette and therefore the sashes should be painted in a dark colour rather than white as shown. I would argue however that if there is no evidence of the window type at this location that modern windows could be considered to tie in with the overall design of the Café/retail unit and Buildings C+D). I would therefore advise that this item is addressed or clarified.*

The proposed external finishes and materials are otherwise considered to be visually acceptable. Notwithstanding this, having regard to the report from the ACO, it is considered that the submission is not fully in compliance with Condition 2.

**Conclusion**

The submission is **not** in compliance with Condition 2. “

Yours faithfully,

M.C.

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*for* **Senior Planner**