

Planning Report

Including: Statement of Consistency

For an LRD Amendment Application to permitted SHD at
Ballymount Road Lower, Walkinstown, Dublin 12

Prepared by MCG Planning

On behalf of Montane Developments (Ireland) Unlimited Company

MAY 2024

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Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2 is instructed by the applicant Walkinstown Montane Properties Limited, Unit J1D, Maynooth Business Campus, Maynooth this planning report accompanies an amendment application to South Dublin County Council under Section 32D 34 of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development comprising amendments to the permitted Strategic Housing Development An Bord Pleanála Ref. ABP-309658-21, at a site known as 'Former CHM Premises' Ballymount Road Lower, Walkinstown, Dublin 12, in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The application has been prepared by a multidisciplinary team on behalf of Walkinstown Montane Properties Limited.

Please note, that while every effort has been made to ensure consistency throughout the application, inconsistencies may arise due to human error. As such the drawings and documentation created by Meitheal Architects are the principal documents for the design and layout of the development.

For clarity, the drawings referred to in this application as 'Granted' are one-and-the-same as the 'in compliance' drawings, following confirmation of compliance with planning conditions.

The Proposal

Montane Developments (Ireland) Unlimited Company intend to apply for Permission for a Large-Scale Residential Development at this site at Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12.

The development will consist of amendments to permitted Strategic Housing Development (SHD) (Ref. ABP-309658-21)), which has permission for

The proposed amendments include the following:

- Change of use at Ground Floor Level of Block B from the permitted Café to proposed retail unit (c.363.5 sq.m).
- The incorporation of an off-license area within the proposed retail unit (c.24.4 sq.m).
- Internal reconfiguration of permitted creche area from c. 261sq. m to c. 235sq.m with other associated changes to internal areas.
- Internal reconfiguration and reduction of permitted tenant amenity facilities (communal areas) from c. 472.1sq. m to c. 426.6 sq. m.
- Siting of proposed signage/advertising associated with the proposed Retail unit.
- Amendments to permitted residential apartments on Level 5 of Block C, consisting of replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and a new additional 2 bed (3 person) unit. Overall scheme will be increased from permitted 163no. units to 164no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed).
- Provision of an additional external Bicycle Parking Stand with 14 no. parking spaces located to the East of the building to cater for retail and creche usage.
- Changes to Level 6 of Block B, to include external retail plant at roof level within the permitted envelope of the development, to include ventilation louvres to the North & East façade and a louvred roof access door for maintenance purposes only.

All other associated site development works, services provision, access, parking, landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. ABP-309658-21 (and associated conditions).

The development statistics for the proposed development are as follows:

Development Proposal	Statistics
No. of residential units (Permitted and Additional)	164 residential units as follows: <ul style="list-style-type: none"> - 1 no. Studio (1p) - (0.60%) - 57 no. 1 Bed Apt. (2p) - (35%) - 12 no. 2 Bed Apt (3p) - (7%) - 87 no. 2 Bed Apt (4p) - (53%) - 7 no. 3 Bed Apt (5p) - (4%)
Community facilities (as revised)	Residential amenities area (c.426.6sq.m.) Retail Area (c.363.5 sq.m.)

	Creche (c.335. sq.m.)
Overall Site Area	0.9308 ha (unchanged)
Density (as revised)	c.176 units per hectare
Building Height	1-8 Storeys (unchanged)
Carparking	- 69 Spaces (unchanged)
Cycle parking	- 357 no. residential bicycle spaces - 14 no. Creche + Retail Cycle spaces
Vehicular Access	Accessed via Ballymount Road Lower (unchanged)

Site Location and Context

The site is located at Ballymount Road Lower, Walkinstown, Dublin 12. It is within the functional area of South Dublin County Council and adjoins the administrative boundary with Dublin City Council. The site is 6 km (approx.) south west of Dublin City Centre and 4 kilometres (approx.) north east of Tallaght Town Centre. The site is at a transitional location with housing to the immediate east and north and a mixture of industrial, warehousing and retail warehousing uses to the west and south. The Walkinstown roundabout is c. 280 metres to the east of the site.

The site (c. 0.93 ha) is enclosed by concrete walls to the sides and rear, with hording erected along the principal boundary adjacent to the public road. The subject LRD site formally containing a disused warehouse / factory building, an open yard area and a gas substation in the south-east corner. Since the grant of the permitted SHD application, all structures on site have been cleared, with operations commenced on site.

There are no significant level differences on site with a variation of c. 2 metres between the north-west and south-west end. The site fronts onto Ballymount Road Lower which sits above the level of the site. To the north and east the site is bounded by the rear gardens of two storey dwellings in Walkinstown Park (north) and Walkinstown Crescent (east) which sit below the level of the site (c. 2-2.5m drop). There is mature planting along the northern and eastern site boundaries. To the west the site is bound by industrial / commercial premises.



Figure 1: Approximate Site Location. Please note the red line is shown for indicative purposes only. Please refer to the architect's drawings for an accurate red line boundary

The site is free from any protected structures or monuments, and it is not located within a Conservation Area or an Architectural Conservation Area. The site is not within a Special Area of Conservation (SAC) or Special Protection Area (SPA).

Accessibility

Ballymount Road Lower has a two-lane carriageway with footpaths on either side. The site is adjacent to urban bus services on Ballymount Road Lower (56a) and is within walking distance (5 minutes or 400-500 m) of high frequency urban bus services on the Greenhills Road / Walkinstown Road (Dublin Bus 27 and 77A routes). The proposed Bus Connects Route No. 9 Tallaght to Dublin City Centre will also run along the Greenhills Road / Walkinstown Road with stops proposed within 500 metres of the site. Kylemore Line Luas Stop (Red Line) is c.1,000 metres to the north of the site (c. 1.2 km walking distance).

Planning History

McGill Planning have carried out a review of the planning history of the site. There have been two planning applications since 2017 according to the South Dublin County Council website.

SDCC Reg. Ref.: SD17A/0102
Address: CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12
FCC Decision: Grant Permission
Final Grant: 21st August 2017

Permission was granted on the subject site for the demolition of existing warehouse/factory building with ancillary offices (totalling 3,490sq.m gross) and associated site development works; the construction of a single storey food store (with ancillary off-licence sales) measuring 1,758sq.m gross floor space with a net retail sales area of 1,254sq.m; associated signage consisting of 2 fascia signs (1.84sq.m, non-illuminated and 5.11sq.m externally illuminated), 2 poster frame, double sided, internally illuminated signs at external trolley bay (3.45sq.m each); 2 single storey retail units with gross floor areas of 255sq.m each; a single storey restaurant/cafe (211sq.m); a single storey ESB substation and switch room of 35sq.m; a bin storage area of 11sq.m; a relocated vehicular access of Ballymount Road Lower; surface car parking of 99 spaces and 10 cycle parking stands, boundary treatments and all other ancillary and associated works. This permission was subject to 19 planning conditions.

SDCC Reg. Ref.: SHD3ABP-309658-21
Address: CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12.
FCC Decision: N/A
ABP Reference: ABP-309658-21
ABP Decision: Grant Permission
Final Grant: 23rd June 2021

Permission was granted by ABP on the subject site for the demolition of an existing warehouse/factory building and ancillary outbuildings/structures and the construction of a residential development of 171 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café,

creche, landscaping, public realm improvements, and all ancillary site development works. The proposed development will consist of 2 x studio apartments, 59 x 1-bedroom apartments, 103 x 2-bedroom apartments and 7 x 3-bedroom apartments contained in two apartment blocks ranging in height from 1 to 8 storeys. The proposed development provides for outdoor amenity areas, landscaping, under-podium car parking, bicycle racks, bin stores, ancillary plant, and roof mounted solar panels. Vehicular access to the proposed development will be provided via a relocated entrance from Ballymount Road Lower. This permission was subject to 30 planning conditions. It is worth noting that the permitted development is currently under construction on site.

The development statistics for the extant permission are as follows:

Development Proposal	Statistics
No. of residential units	163 residential units as follows: <ul style="list-style-type: none"> - 1 no. Studio (1p) - (0.60%) - 57 no. 1 Bed Apt. (2p) - (35%) - 11 no. 2 Bed Apt (3p) - (7%) - 85 no. 2 Bed Apt (4p) - (52%) - 9no. 3 Bed Apt (5p) - (6%)
Community facilities	Residential amenities area (c.472.1sq.m.) Commercial area (c.155.4 sq.m.) Creche (c.261 sq.m.)
Overall Site Area	0.9308 ha
Density	c.175 units per hectare
Building Height	1-8 Storeys
Carparking	- 69 Spaces
Cycle parking	- 384 bicycle spaces
Vehicular Access	Accessed via Ballymount Road Lower



Figure 2: Site Layout plan as per SDCC Reg. Ref.: SHD3ABP-309658-21



Figure 2: SDCC Reg. Ref.: SHD3ABP-309658-21 Granted 3D Perspective

Rationale for Development

The site is located within the administrative area of Dublin City Council and is therefore subject to the land use policies and objectives of the South Dublin City Development Plan 2022-2028.

The subject site formally comprised a disused warehouse / factory building, an open yard area and a gas substation in the south-east corner, is sited on lands zoned as Regeneration (REGEN) as per South Dublin City Development Plan 2022-2028 Map 5. The zoning objective is to *'facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'*.

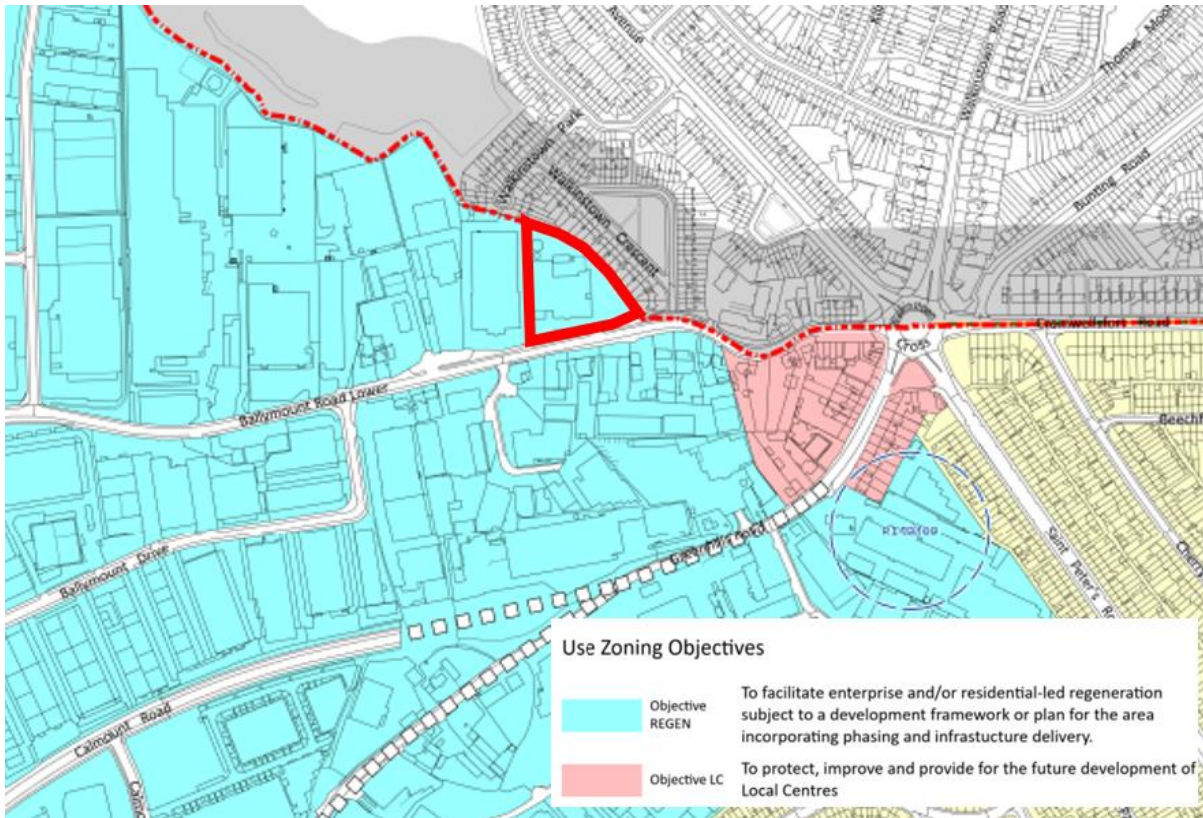


Figure 3 South Dublin City Development Plan 2022-2028 Map 5

REGEN – Use Classes Permitted in Principle

Advertisements and Advertising Structures, **Childcare Facilities**, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel / Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Open Space, Petrol Station, Public Services, Recreational Facility, **Residential**, Restaurant / Café, Residential Institution, Science and Technology Based Enterprise, **Shop-Local**, Sports Club / Facility, Stadium, Traveller Accommodation, Work-Live Units.

REGEN – Use Classes Permitted in Principle

Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, **Off-Licence**, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.

The proposed development seeks to amend the permitted SHD scheme on the site by proposing;

- Change of use at Ground Floor Level of Block B from the permitted Café to proposed retail unit (c.363.5 sq.m).
- The incorporation of an off-license area within the proposed retail unit (c.24.4 sq.m).

- Internal reconfiguration of permitted creche area from c. 261sq. m to c. 235sq.m with other associated changes to internal areas.
- Internal reconfiguration and reduction of permitted tenant amenity facilities (communal areas) from c. 472.1sq. m to c. 426.6 sq. m.
- Siting of proposed signage/advertising associated with the proposed Retail unit.
- Amendments to permitted residential apartments on Level 5 of Block C, consisting of replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and a new additional 2 bed (3 person) unit. Overall scheme will be increased from permitted 163no. units to 164no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed).
- Provision of an additional external Bicycle Parking Stand with 14 no. parking spaces located to the East of the building to cater for retail and creche usage.
- Changes to Level 6 of Block B, to include external retail plant at roof level within the permitted envelope of the development, to include ventilation louvres to the North & East façade and a louvred roof access door for maintenance purposes only.

All other associated site development works, services provision, access, parking, landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. ABP-309658-21 (and associated conditions).

The Construction of the permitted development commenced May 2023 based on the above permitted SHD scheme and associated conditions which are currently being discharged.

Change of use at Ground Floor Level of Block B from the permitted Café to proposed Retail Unit (c. 363.5 sq.m)

A change of use is sought from the permitted café to a retail unit with a gross floor space of approx. 363.5sq. m. The retail unit will have retail shop floor with total c. 226.6sq.m and this will incorporate an Off Licence area with a floor space of approx. 24.4sq.m. The retail back of house area will have floor space of approx. 138.2 sq. m. Level access at street level will be provided through the existing door opening that served the Creche.

To achieve these changes, the ground floor has undergone internal amendments, including the removal of enclosed Plant space previously allocated to serving a sprinkler system for the commercial unit, which has been confirmed by SDCC Fire Officers is no longer a requirement of the design. As a result, these changes have freed up some additional floorspace within the building which can be utilised for the proposed Retail Unit.

We note historically that planning permission was granted in 2017, permission was granted on site for a single storey food store (with ancillary off-licence sales) measuring 1,758sq.m gross floor space with a net retail sales area of 1,254sq.m. Whilst this permission has since lapsed, it does establish that the provision of retail use at this site was found acceptable by SDCC, albeit subject to the previous County Development Plan.



Figure 4; Proposed Retail Unit

The proposed retail unit will accommodate approx. 13 staff and the proposed hours of operation are set out below;

- Opening hours- 0700-2200 Monday-Friday.
- Opening hours - 0800- 2200 Saturday/Sunday
- Servicing hours for the store 0600hrs to 0800hrs Monday to Friday, occasional delivery on a Saturday and Sunday.

We note existing convenience food stores in the immediate catchment are limited by the range and amount of products they provide. They generally provide for top up shopping only.

Larger convenience retailers are available in the wider catchment, all of which have adjoining car parking. There is a degree of choice in the provision, with many of the main convenience retailers represented in the area. The closest is Supervalu, which is almost 1 km to the east.

Having regard to the overall context in terms of the existing premises, location of the subject site in close proximity to the Local Centre designation, a large local population within walking and cycling distance, and the 'REGEN' zoning of the site, it is considered that the proposed retail development would not adversely impact on the vitality or viability of the existing retail centres in the wider area.

The incorporation of an off-license area within the proposed Retail Unit (c. 24.4 sq.m). As set out above, the scheme seeks permission for the inclusion of a small ancillary off licence within the proposed retail unit. The off-licence area will be sited to the rear corner of the shop floor.

The provision of a part off-licence is an important accompaniment to a food and convenience shopping offer. This is an important element of a retailing shops offer in terms of providing choice and convenience to the consumer and is inherently more secure than a stand-alone off licence format.

We note it is clearly stated in the Development Plan that "The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable."

In the first instance, it must be recognised that there is a distinction between a full off-licence and a part off-licence. The proposal in this case is for an ancillary part off-licence, where the display and sale of alcohol products for consumption off the premises is subsidiary to the main use for the sale of convenience goods, rather than being a destination alcohol only sales outlet. The proposed alcohol sales area is c. 10.8% of the net sales area of the unit.

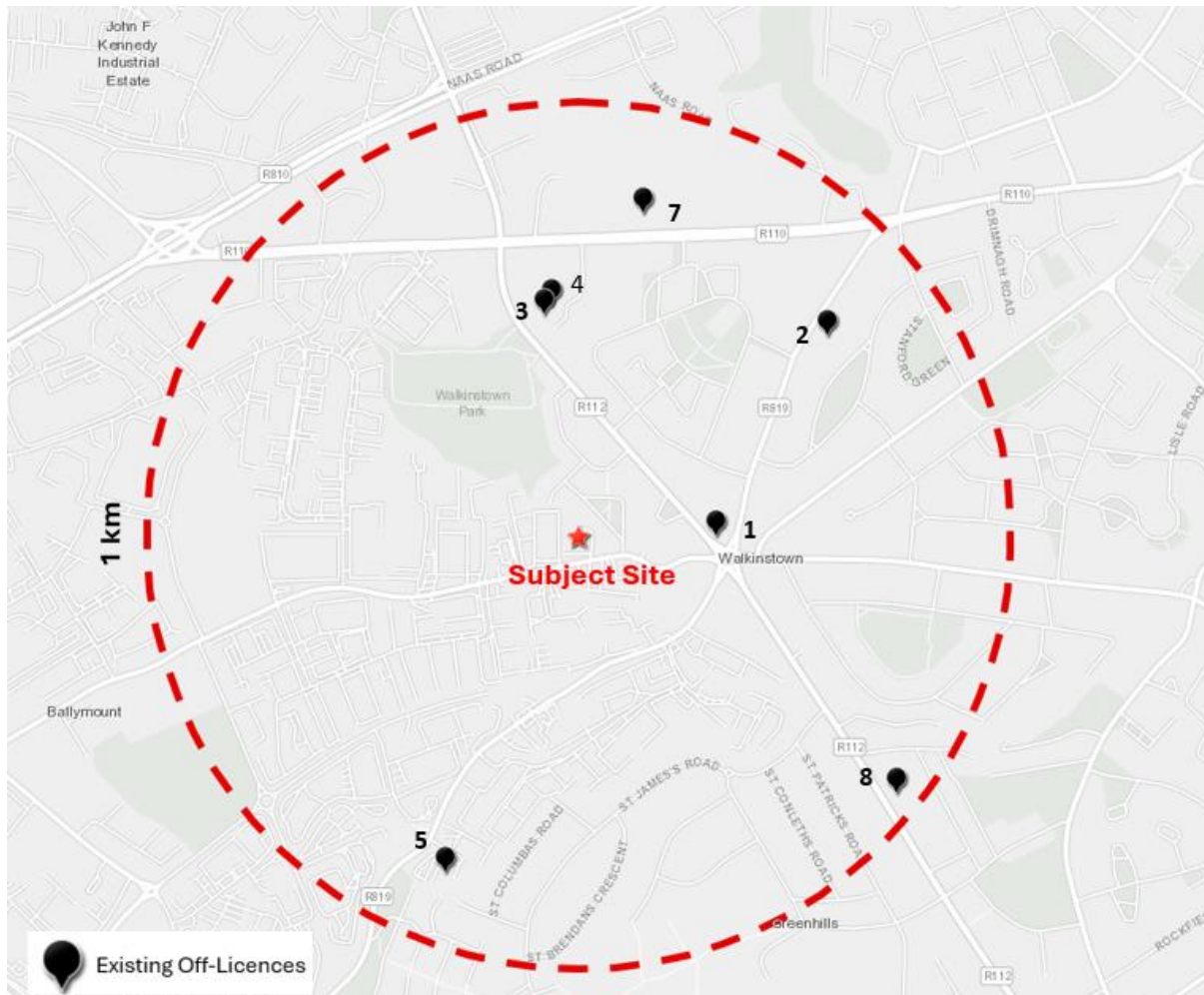


Figure 5; Off-licence facilities with in 1km proximity to the site

Retail	Development Plan Zoning	Distance from Site	Walk Time from Site	Drive Time from Site
Within 10 minutes' walk of the site				
1 Spar	Neighbourhood Centre (DCC)	c. 335m east	5 min	c.4 min
Within 15 minutes' walk of the site				
2 Supervalu	Key Urban Villages (DCC)	c.750m northeast	13 min	c. 4min
3 Lidl, Walkinstown Road	Not Identified	c. 510m north	11 min	c. 4min
4 Polonez Off-Licence	Not Identified	c. 540m north	11 min	c. 4min
Over 15 minutes' walk of the site				
5 Lidl Greenhill Road	REGEN	c. 825m southwest	28 min	c. 5 min
6 Aldi, Long Mile Road	Not Identified	c. 740m north	17 min	c. 8 min
7 Maze Walkinstown	Not identified	c. 930m southeast	18 min	c. 4 min

Table 1 Off-licence facilities with in 1km proximity to the site

As illustrated in fig 6 and table 1 above, there are a total of 7 no. premises within a 1km catchment of the subject unit with various ranges of alcohol sales. This consists of 1 no. unit within the immediate local catchment 500m catchment; and 6 no. within the wider 500m-1km catchment of the site.

There are 3 no. premises within the entire catchment which are considered to be directly comparable to the proposed local convenience retail unit, in terms of the overall range of convenience products, the ancillary nature of alcohol sales and similar opening hours (Spar, Maze & Supervalu). However, only 1 no. of these stores are located within the immediate 500m catchment from the subject site, approximately 4 min walk away. As such, it is concluded that given the quantity and nature of off-licences and part off-licences currently in the study area, the sizeable resident population in the area and the ancillary nature of the alcohol area proposed, the proposed part off-licence will not lead to an over-concentration of such a use in the area.

The provision of an additional off-licence in the area cannot be considered to be excessive.

Additional Residential Unit & Changes to Level 5 of Block C

A total of 163 no. residential units were permitted under the parent SHD grant. An additional unit is now sought on Level 5 of Block C to bring the total quantum to 164no. units. The granted Block C, Level 5 includes 2 no. 3 bed units (total 10 no. occupants), which is proposed to be revised to 2 no. 2 bed (4 person) units and 1 no. 2 bed (3 person) units (total 11 no. occupants). This would be an increase of 1 no. occupant to 164 no. for the entire development.

As set out within the Cover Letter & drawings prepared by Meitheal Architects, apartments C-501, C-502 & C-503, meet the required development standard with regards to private amenity space, storage area space and minimum internal floor space requirements.

Section 12.6.7 Residential Standards of the City Development Plan sets out the Minimum Floor Area Requirements for Apartments. In addition, this policy requires the majority of apartments in any

proposed scheme of 100 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%.

We refer to the Cover Letter & drawings prepared by Meitheal Architects, which confirms that a total of 83 no. apartments (approx. 51%) exceed this additional 10% above the minimum standard.

This amendment application will achieve 71 dual aspect units. This equates to 43% which is well in excess of the 33% required for central and accessible urban locations in SPPR4.

Overall, given the minor changes proposed, the scheme respects the Plot Ratio, Site Coverage & Density, Life/Stair Core, Aspect (43% achieved), Universal Design, Public Open Space, Private Amenity Space, Communal Amenity Space, Part V, Access, Parking arrangements & Daylight, Sunlight, and Overshadowing.

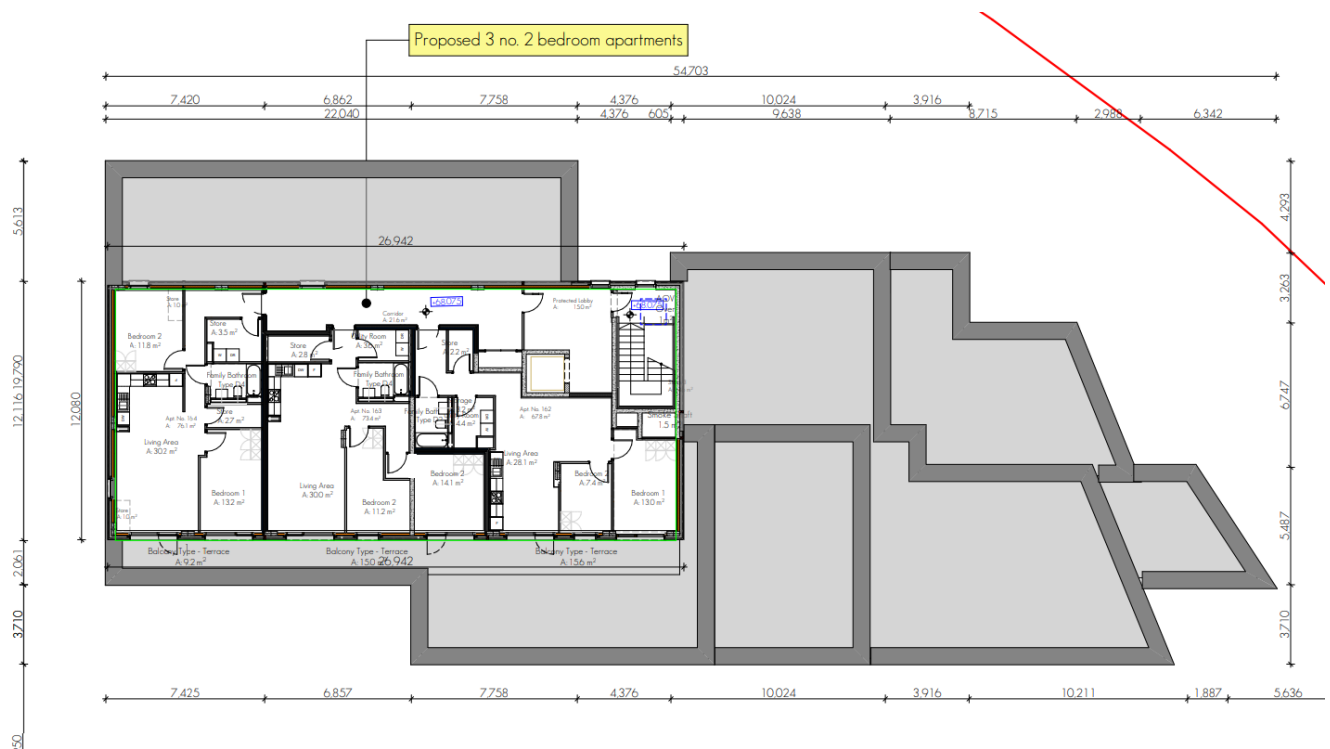


Figure 6; Proposed changes to level 5 of block C

Communal Areas

As part of the internal reconfigurations, the 'Communal Lounge 2' (54.4 m²) indicated on the granted floor plan to the East of Block B Entrance area, has been relocated and combined within the Communal Lounge 2 at First floor level in Block B. The permitted Gym remains unchanged, with slight reduction to both Communal Lounge 1 and 2 amounting to a 45.5m² (9.6%). Notwithstanding, the reduction in internal communal areas in minor is scale, and the amended scheme is still considered to enhance apartment liveability, inclusivity and services provided to apartment occupants.

Table 2. Granted Communal Space		Proposed Communal Space		
	Room name	Area (sqm)	Room name	Area (sqm)
Level 0	Residents Gym	202.5	Residents Gym	202.5
	Communal Lounge 1 (excl. Lobby)	128.1	Communal Lounge 1 (excl. 2 no. Lobbies required for Fire safety)	116.4
	Communal Lounge 2	54.4	-	0
Level 1	Communal Lounge 2 (87.1sqm)	107.9	Communal Lounge 2 (87.0sqm)	107.7
	Managers Office (11.6sqm)		Managers Office (11.6sqm)	
	Store (9.2sqm)		WC (9.1sqm)	
Total	-	472.1 sqm	-	426.6 sqm

Granted and Proposed Communal Space Figures

Internal reconfiguration of permitted Creche Area from c. 261sq. m to c. 235sq.m with other associated changes to internal areas

The permitted creche was sited at ground floor level, between the Café and Communal Lounge 2. The permitted floor space was approx. 261m² and could accommodate 25 children and 6-7 staff. The extant Creche floor plan included internal steps and a platform lift within the Creche unit itself, as a means of handling the change in level from the street.

Through the rationalisation and reconfiguration of the ground floor plan, the proposed creche provides the same quantum of creche facilities and for the same number of occupants. This has been primarily achieved through the omission of vertical circulation within the granted scheme where level access is now provided from the street. This allows the overall unit area to be reduced accordingly, whilst still being able to accommodate 25 children and 6-7 staff, as per the extant approval.

Table 1.		Granted		Proposed	
	Area	No. Occupants	Area	No. Occupants	
Creche	261 sqm	9 no. 0-2 year (3 staff).	235 sqm	9 no. 0-2 year (3 staff)	
		16 no. 2-3 year (3 staff)		16 no. 2-3 year (3 staff)	
		Total 25 children plus 6-7 staff.		Total 25 children plus 6-7 staff.	
		Change of floor level internally within the unit.		Level access provided.	

Figure 7; Proposed changes to permitted and proposed Creche

Plant Room

Minor changes to Level 6 of Block B, to include external retail plant within the permitted envelope of the development, to include ventilation louvres to the North façade of the proposed Plant area and a louvred Roof access door for maintenance purposes only. (Please refer to the proposed Sixth Floor Plan and proposed East and North Elevations) that accompanied this application.

The internal layout in other parts of the development, including the removal of enclosed plant space previously allocated to serving a sprinkler system for the commercial unit which has been confirmed by SDCC Fire is no longer a requirement of the design, which in turn allows a larger usable area to be given over to the proposed Retail unit.

Cycle Parking Provision

An addition of 14 no. external Bicycle parking stands to the East of the building to cater for Retail and Creche usage. The proposed 14 No. additional bicycle parking spaces adjacent to the retail space will be located on Grasscrete or similar permeable paving system and will therefore have a negligible impact on the surface water drainage calculations. No further change to the granted landscaping design is proposed.

Please refer to the letter from Kavanagh Burke which confirms that the proposed revisions to the granted permission have a minimal impact on the surface water SUDs strategy previously proposed.

Set Down Space

The permitted scheme provided 4 dedicated 'set down' spaces along the adjacent public road. It is anticipated that both the retail unit and creche will use these spaces on a non-exclusive basis, proposing a 15-minute max stay.

The proposed retail unit would typically be serviced out of trading hours by 1 to 2 service vehicles per day. The service vehicles generally take 15 minutes to complete a delivery which would take place between 0600hrs and 0800hrs.

The servicing area for the proposed retail unit would be within the proposed set down area off the Ballymount Road Lower and can be conditioned to operate from 0600hrs to 0800hrs Monday to Friday with an occasional delivery on a Saturday and Sunday, when the crèche is closed.

It is also proposed to provide a small crèche facility within this development site which would cater for 25 children with 6 to 7 staff members. Should crèche related parking take place within the set down area this can be restricted to no more than fifteen minutes in duration.

This restricted car parking can also be applied to car borne customers accessing the retail unit who can also be limited to a 15-minute parking regime operated within this set down area. These delivery restrictions and parking restrictions can be controlled by signed located at intervals along the extent of the proposed set down area.

Please refer to Traffic Assessment including Mobility Management Plan prepared by TPS M Moran & Associates for full details.

Servicing & Waste Management

It is envisaged that for a convenience retail unit of this size (approx. 363.50sqm gross) that daily deliveries will take place in the early morning via a 10.35m rigid vehicle which can set down safely in

front of the unit. Goods will be transferred from the delivery vehicle by trolley cages through the front door of the unit.

The proposed retail unit would typically be serviced out of trading hours by 1 to 2 service vehicles per day. The service vehicles generally take 20 minutes to complete a delivery which would take place between 0600hrs and 0800hrs.

The servicing area for the proposed retail unit would be within the proposed set down area off the Ballymount Road Lower and can be conditioned to operate from 0600hrs to 0800hrs Monday to Friday with an occasional delivery on a Saturday and Sunday, when the crèche is closed.

With regards to operational waste management, the proposal will will operate in accordance with Condition 22 of the SHD permission for which compliance has been agreed. Please refer to Operational Waste Management Plan and Condition 22 Compliance letter from SDCC submitted with this planning application (appendix 3 and 4).

Surface Water Management and SuDs

A comprehensive SuDs plan for the extant SHD scheme was carried out by MMOS Consulting Civil and Structural Engineers. As part of this LRD amendment application, a Civils Design Report has been prepared by Kavanagh Burke Consulting Engineers in conjunction with relevant architects' and other consultants' drawings and reports.

This Civils Design report acknowledges this current LRD application is a revision to a previously approved planning permission Reg Ref SHD3ABP-309658-21 which is currently under construction. The proposed revisions have a minimal impact on the surface water, wastewater and watermain designs previously granted.

Signage

The siting of three retail signs are proposed along the southern elevation of the ground floor (Please refer to the Proposed South and West Elevations) that accompanied this application.

This is considered to be modest, and appropriate signage for this form of development, which will not impact on the overall character of design of permitted development but will enable customers to clearly understand where the entrance is and the type of shop it is.

Part V

The parent permission is subject to a condition (No. 29) requiring the applicant to enter into an agreement with SDCC under Section 96 of the Planning and Development Act, 2000 (as amended) in relation to the provision of Part V social and affordable housing.

The applicant has reached an agreement in principle with SDCC Housing in relation to Part V as per letter attached to the application (see Part V letter). We note SDCC Housing Department comments;

"In respect of the lodging of the planning application I can confirm that Walkinstown Montane Properties Limited have engaged with the Housing Department, South Dublin County Council regarding Part V. We have already agreed Part V on the parent permission in principle and the proposed amendments do not impact the agreement reached.

No additional Part V will apply based on the amendments listed above only. If any additional amendments are applied for, we will have to review the Part V.”

Statement of Response to S247 Comments by South Dublin County Council

An S247 Pre-Planning meetings (FCC Reference: LRD PP018/23) took place with South Dublin County Council (SDCC) on 13th November 2023 at Council Buildings. Following this meeting and subsequent feedback our client, Walkinstown Montane Properties Limited, have reviewed the proposed amendments to the permitted scheme and decided to amend a number of aspects that were previously tabled.

SDCC reviewed the scaled back proposal and having compared the proposed development to the permitted development, that

1. a) the proposed development is substantially the same as the permitted development, and
2. b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

Confirming via letter dated 08th April that notwithstanding subsection (1A), no further consultation is required under Section 247(7) in relation to the proposed development. Please refer to appendix 2.

The following items were discussed and the response by the design team is set out below.

South Dublin County Council Comment	Applicant response
Key points:	
<ul style="list-style-type: none"> • Main changes appear to be providing a retail use rather than café, amending the ground floor level including the creche location and layout and omitting a communal lounge and the addition of an apartment. • Permitted drawings should reflect all the changes to the SHD scheme that have been amended and agreed by condition. • Proposed drawings and information should clearly detail what is proposed to be amended on the permitted scheme. Clearly show on drawings and itemise amendments in documentation. • Impact on childcare provision through the addition of an apartment and reduction of creche floorspace. Agent advised that capacity of the creche will stay the same. 	<p>For clarity, the drawings referred to in this application as ‘Granted’ are one-and-the-same as the ‘in compliance’ drawings, following confirmation of compliance with planning conditions.</p> <p>To achieve this the ground floor has undergone internal changes, including the removal of enclosed Plant space previously allocated to serving a sprinkler system for the Commercial unit which has been confirmed by SDCC Fire Officers is no longer a requirement of the design. This has freed up some additional floorspace within the building which can be utilised for the proposed Retail Unit. The Retail unit will have a gross floor space of c. 363.5m² comprising of a Retail area, Licenced Area and Back of House area.</p>

<ul style="list-style-type: none"> • Rationalise the removal of the communal lounge. It is noted that the scheme is Build To Sell. • Commercial plant moved – to where? Agent advised in part no longer required so has been reduced and revised. • Clearly detail changes in streetscape. • Principle of retail acceptable. Details on retail unit including operating hours, loading and servicing, refuse area and collection. • Justify and detail off licence area in retail unit. • Detail compliance of the 3-no. revised and new apartments. • Changes in ground floor level. Would prefer for the ground floor level to be level with the external ground level in the interests of active frontages and urban design. • Identify creche outdoor area and drop off. • Introduction of car parking along Ballymount Road Lower, 8 no. car parking spaces. • Parking instead of a layby? States there is a loading bay but appears to be car parking. 	<p>Internal reconfiguration and reduction of permitted Creche Area from c. 261sq. m to c. 235sq.m with other associated changes to internal areas. The design of the Creche has been carefully considered, whereby the number of children and staff can still be accommodated in the reconfigured layout. For further detail please refer to the cover letter and associated drawings prepared by Meitheal Architects.</p> <p>Please refer to drawings prepared by Meitheal Architects which outlines the amended areas within a green border.</p> <p>The proposed retail unit will accommodate approx. 13 staff and the proposed hours of operation are set out below;</p> <ul style="list-style-type: none"> • Opening hours- 0700-2200 Monday-Friday. • Opening hours - 0800- 2200 Saturday/Sunday <p>For details full details regarding the parking/set down area and serving arrangements please refer to heading title ‘set down space’ under the chapter ‘Rationale for Development’ within this report and Traffic Assessment including Mobility Management Plan prepared by TPS M Moran & Associates.</p>
City Edge	
<ul style="list-style-type: none"> • Residential mixed use area • Retail element • Employment level reduction? • Be clear on the precise differences between permitted and proposed. 	<p>We note the existing area is characterised by mix use development. The scheme benefits from extant permission for a café. We note that ‘Shop-Local’ is a use class permitted in principle under the Regen Zoning matrix.</p> <p>With regards to employment levels, no changes are proposed to the creche, and the retail unit is expected to employ around 13 staff. No reduction in employment is envisaged.</p> <p>For clarity, the drawings referred to in this application as ‘Granted’ are one-and-the-same as the ‘in compliance’ drawings, following confirmation of compliance with planning conditions.</p>
Roads Department	

<ul style="list-style-type: none"> • Loading/deliveries • Servicing area • Set down for creche • Concerns with car parking along this road, because of Walkinstown roundabout, precedent it would set for other side • Clarify no. of and assess car parking spaces. • Additional bicycle parking welcomed, design in accordance with Cycle Design Manual • EV car parking spaces • Irish Water construction works along Ballymount Road Lower. 	<p>For details full details regarding the parking/set down area and serving arrangements please refer to heading title 'set down space' under the chapter 'Rationale for Development' within this report and Traffic Assessment including Mobility Management Plan prepared by TPS M Moran & Associates.</p> <p>An addition of 14 no. external Bicycle parking stands to the East of the building to cater for Retail and Creche usage.</p> <p>No other changes to access, movement and parking are proposed.</p>
Drainage (Water Services Department)	
<ul style="list-style-type: none"> • Detail any changes in building footprint • Bicycle parking surfacing SUDS 	<p>A comprehensive SuDs plan for the extant SHD scheme was carried out by MMOS Consulting Civil and Structural Engineers.</p> <p>As part of this LRD amendment application, a Civils Design Report has been prepared by Kavanagh Burke Consulting Engineers with sets out full details regarding SUDs and other drainage changes proposed.</p>
Parks and Public Realm	
<ul style="list-style-type: none"> • Impact on SUDS and street trees • DMURS requires trees every 14-20m • Any changes to open space • Compliance on landscape conditions 	<p>Noted. Changes to public realm are minimal. Please refer to documentation prepared by RMDA for full detailing regarding open space, landscaping and public realm.</p>

Comments on amended information received via email on the 11/01/2024 and 04/04/2024	
Planning Comments	
<ul style="list-style-type: none"> • Have the relevant conditions been fully discharged and are these changes reflected in the granted plans. • Note that no changes to the capacity of the creche are proposed. • Changes to communal lounges are acceptable in principle. • Further details on proposed screening of external plant area and retail signage should be provided including materials, dimensions etc. 	<p>For clarity, the drawings referred to in this application as 'Granted' are one-and-the-same as the 'in compliance' drawings, following confirmation of compliance with planning conditions.</p> <p>Please refer to drawing pack which provide full details of the proposed screening of external plant area and siting of retail signage.</p>
Roads Department	
<ul style="list-style-type: none"> • The parking along Ballymount was agreed under the SHD, so I have no 	<p>Noted. The unit operators will be responsible for the enforcement of the loading / drop off times.</p>

<p>objection to it. However, if the parking area is to be taken in charge. who will be responsible for the enforcement of the loading / drop off times?</p> <ul style="list-style-type: none"> The SHD had “go car” parking at the development has this been removed? 	<p>No changes to the “go car” parking arrangement this will remain as permitted.</p>
<p>Parks and Public Realm</p>	
<ul style="list-style-type: none"> We haven’t received comments from the parks and public realm department yet. However, I note that their main concerns at the preplanning meeting were in relation to any changes to street trees, landscaping and SuDS and compliance with DMURS. 	<p>Noted.</p>

Declaration in relation to Section 247(7) and the Planning and Development Act 2000 (as amended)

The Planning Authority is satisfied, having compared the proposed development to the permitted development, that

- a) the proposed development is substantially the same as the permitted development, and
- b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

Notwithstanding subsection (1A), no further consultation is required under Section 247(7) in relation to the proposed development.

As per Section 247(8), this determination does not prejudice the performance of the Planning Authority of its functions under the Planning Act or any regulations under the Planning Act, or any other enactment, and cannot be relied upon in the formal planning process or in legal proceedings.

Statement of Consistency Planning Policy Review

This chapter provides an overview of national, regional, and local planning policy which are relevant to this development.

Ireland 2040 Our Plan – National Planning Framework (2018)

The National Planning Framework (NPF) is the Government’s plan to cater for the extra one million people that is anticipated to be living in Ireland within the next 20 years. The Eastern and Midland Region (including Dublin) will, by 2040, be a Region of around 2.85 million people, at least half a million more than today.

The NPF Strategy includes the following planning aims to guide the delivery of this growth:

- Supporting the future growth and success of Dublin as Ireland’s leading global city of scale, by better managing Dublin’s growth to ensure that more of it can be accommodated within and close to the city.
- Enabling significant population and jobs growth in the Dublin metropolitan area, together with better management of the trend towards overspill into surrounding counties.
- Targeting a greater proportion (40%) of future housing development to be within and close to the existing ‘footprint’ of built-up areas.
- Making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport.

Overall, the NPF seeks to avoid continued, untrammelled urban sprawl of our cities into greenfield areas. Compact Urban Growth is the NPF mantra, *“making better use of under-utilised land and buildings, ... with higher housing and jobs densities, better serviced by existing facilities and public transport.”*

Key National Policy Objectives which relate to this site are set out below:

- National Policy Objective 4
Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Policy Objective 5
Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.
- National Policy Objective 11
In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.
- National Policy Objective 13
In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.
- National Policy Objective 35
Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Evaluation of Consistency

It is considered that the proposed development provides for the creation of an attractive, high quality, sustainable new development within an existing built-up area. The subject lands in on a brownfield site and benefits from an extant permission for a mixed-use development.

The site is c. 1.2 km from a Luas stop at Kylemore Road (Red Line) that offers direct connections to Dublin City, Tallaght Town Centre and to employment destinations such as St. James Hospital and the National Children's Hospital (under construction). In addition, the Ballymount / Nass Road area is a significant employment location.

Furthermore, given the site's strategic location within the M50 corridor, its proximity to high frequency bus and Luas services, employment opportunities, as well as higher order urban services and facilities it is considered that the site can sustainably support this marginally higher density apartment development than that is already permitted. The proposed density is appropriate at this location given the need to deliver sufficient housing units within the MASP area, the need to ensure efficient use of land and maximum use of existing and future public transport infrastructure.

The proposed development will provide for a high-quality residential scheme through the design and the materials and finishes proposed. In addition, the proposed units are in accordance with the apartment size requirement as stated in the Apartment Guidelines.

As such it is respectfully submitted that the proposed development is in line with the principles of the NPF and associated government guidelines.

Regional Spatial And Economic Strategy 2019-2031

Under the Local Government Reform Act 2014 the Regional Planning Framework has been revised with the previous Regional Authorities/Assemblies (ten in total) now replaced with three Regional Assemblies. The Regional Authorities for the Greater Dublin Area – The Dublin Region and the Mid-East Region - have been replaced by the Eastern and Midland Regional Assembly. The region covers nine counties, Longford, Westmeath, Offaly, Laois, Louth, Meath, Kildare, Wicklow, and Dublin.

The Regional Spatial and Economic Strategy for the Eastern and Midland Region was adopted in 2019 and is a strategic plan and investment framework to shape the future development of this region to 2031.

The vision for the region is to *“create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all.”*

The RSES will support the implementation of Project Ireland 2040 – the National Planning Framework (NPF) and National Development Plan (NDP). It addresses employment, retail, housing, transport, water services, energy and communications, waste management, education, health, sports and community facilities, environment and heritage, landscape, sustainable development and climate change. The vision for the RSES is to create a sustainable and competitive region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all.

The RSES identifies that the Dublin Metropolitan Area is *“to realise ambitious compact development targets at least 50% of all new homes within or contiguous to the existing built up area in Dublin and at least 30% in other metropolitan settlements.”*

Dublin city and its suburbs are at the top of the settlement hierarchy for the region in terms of the need to ensure highly concentrated development in this highly accessible and serviced area. The guiding principles for growth in the Dublin Metropolitan area are set out in section 5.3 and include:

- *Compact sustainable growth and accelerated housing delivery – To promote sustainable consolidated growth of the Metropolitan Area, including brownfield and infill development, to achieve a target to 50% of all new homes within or contiguous to the built-up area of Dublin City and suburbs, and at least 30% in other settlements. To support a steady supply of sites and to accelerate housing supply, in order to achieve higher densities in urban built up areas, supported by improved services and public transport.*
- *Integrated Transport and Land use – To focus growth along existing and proposed high quality public transport corridors and nodes on the expanding public transport network and to support the delivery and integration of ‘BusConnects’, DART expansion and LUAS extension programmes, and Metro Link, while maintaining the capacity and safety of strategic transport networks.*
- *Enhance co-ordination across local authorities and relevant agencies to promote more active land management and achieve compact growth targets through the development of infill, brownfield and public lands, with a focus on social as well as physical regeneration and improved sustainability.*

STATEMENT OF CONSISTENCY

There is clear policy support at a National (NPS), Regional (RSES) and local (CDP) level for the regeneration of brownfield industrial lands at suitable locations to provide for more intense forms of urban development.

The proposed development seeks to provide for significant residential development on a key urban Brownfield site within the highly accessible and well serviced urban location. The proposed development complies in principle with the locational and quantitative policies and objectives of the RSES in this regard.

Overall, it is respectfully submitted that the proposed development is in accordance with the vision and objectives of the RSES.

SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS, 2023

The Apartment Guidelines (2020) as amended in December 2022 and July 2023, promote sustainable housing, by ensuring that the design and layout of new apartments provide satisfactory accommodation for a variety of household types and sizes, including families with children over the medium to long term. The guidelines provide for updated guidance on apartment developments in response to the National Planning Framework and Rebuilding Ireland. These guidelines replace the Sustainable Urban Housing: Design Standards for New Apartments 2020.

In relation to appropriate locations for apartment developments and increased density the Guidelines identify 3 urban location types. “*Central and/or Accessible Urban Locations*” are identified as those which can accommodate large scale, and higher density developments and wholly comprise apartments. Such locations are within 15 mins walk of significant employment locations (which

include hospitals and third level institutions) and 10 mins walk of Luas, DART and 5 mins walk of high frequency bus services.

The subject site represents a “Central and /or Accessible Urban Location” in this regard due to its location within the heart of Dublin City.

The Guidelines outline a number of Specific Planning Policy Requirements (SPPRs) which are design standards that apartment developments nationally are expected to adhere to.

SPPR 1	EVALUATION OF CONSISTENCY
<p>Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p>	<p>This proposed development of 164 apartments includes;</p> <ul style="list-style-type: none"> • Studio (1p) – 1 (1%) • 1 Bed Apt. - 57 (35%) • 2 Bed Apt – 99 (60%) • 3 Bed Apt – 7 (4%) <p>This amounts to (36%) of the overall development, and fully in accordance with the extant approval.</p>
<p>SPPR 2</p>	
<p>Relates to sites up to 0.25ha and up to 50 no. units.</p>	<p>Not applicable to the subject site.</p>
<p>SPPR 3</p>	
<p>Minimum apartment floor areas:</p> <ul style="list-style-type: none"> - Studio Apartments (1 person) 37sqm - 1 bedroom apartment (2 persons) 45sqm - 2-bedroom apartment (4 persons) 73sqm - 3-bedroom apartment (5 persons) 90sqm 	<p>As set out within the cover letter & drawings prepared by Meitheal Architects, apartments C-501, C-502 & C-503, meet the required development standard with regards to minimum internal floor space requirements.</p> <p>No other changes are proposed to the other extant apartments.</p>
<p>SPPR 4</p>	
<p><i>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following apply</i></p> <ul style="list-style-type: none"> i) <i>a minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate</i> 	<p>The standard of 33% for central and accessible urban locations detailed in SPPR 4 of the Guidelines is exceeded as 43% dual aspect is now achieved.</p>

SPPR 5	
<i>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</i>	As per the extant approval, this requirement is complied with.
SPPR 6	
A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.	As per the extant approval, this requirement is complied with.

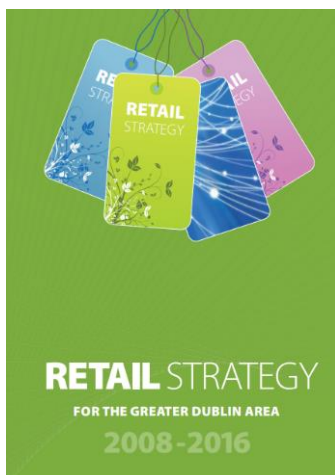
Retail Planning Guidelines for Local Authorities 2012



The Retail Planning Guidelines provide a framework for assessing retail development nationally with 5 key objectives:

- i) Ensure that all future development plans incorporate clear policies and proposals for retail development;
- ii) To facilitate a competitive and healthy environment for retail industry of the future;
- iii) To promote forms of development which are **easily accessible-particularly to public transport-** in a location which encourages multi-purpose shopping, business and leisure trips on the same journey;
- iv) To support the continuing role of town and district centres;
- iv) A presumption against large retail centres located adjacent or close to existing, new or planned national roads/motorways.

Retail Strategy for the Greater Dublin Area



The Retail Strategy for the Greater Dublin Area 2008-2016 provides objectives and policies to guide retail planning across the seven councils that make up the Greater Dublin Area. It aims to set out a co-ordinated, sustainable approach to the assessment and provision of retail within the GDA.

The strategy sets out a retail hierarchy for the GDA, which has 5 levels:

- Level 1 The Metropolitan Centre
- Level 2 Major Town Centres and County Town Centres
- Level 3 Town and/or District Centres and Sub-County Town Centres
- Level 4 Neighbourhood Centres, Local Centres-Small Towns and Villages
- Level 5 Corner Shops/Small Villages

The Development Plan set out a retail hierarchy for the County based on the Retail Strategy for the Greater Dublin Area 2008-2016. Dublin City Centre is Level 1, following by Tallaght Town Centre and Liffey Valley at Level 2, Adamstown, Crumlin (Ashleaf), Clonburris/Balgaddy, Clondalkin, Fortunestown, Kilnamanagh, Lucan, Rathfarnham, with Neighbourhood Centres, Local Centres-Small Towns and Villages Level 4 and Corner Shops/Small Villages Level 5.

The current County Development Plan recognises that Dublin City and Suburbs settlement has developed over time, so new local and district centres were formed, each with their own identity and sense of place supporting the residential areas. Such areas include Knocklyon, Edmondstown, Ballyboden, Firhouse, Ballyroan, Ballycullen, and those parts of Greenhills and Walkinstown which are within South Dublin straddle the County boundary.

Section 6.20 states that *“Larger centres have in the past been the focus for much development and investment and to some extent this should continue to be the case. However, the need for local shops and services is equally important within both urban and rural areas. Planning authorities should seek to protect existing facilities which provide for people’s day to day shopping needs and seek to remedy deficiencies to avoid social exclusion and isolation. Encouragement should therefore be given to uses which support the community and help solidify the role of the village/small town as an important local centre such as medical clinics, social services, pharmacies, cafes and post offices.”*

Section 6.61 sets out thresholds for when a Retail Impact Assessment should accompany a planning application. There are where:

- i) the development is located in a Level 1 or 2 centre and when complete would increase the retail floorspace of the centre/town by 5,000 sq.m (gross);
- ii) the development is located within a Level 3 or other centre, or outside a centre; where the scheme if completed, would result in an increase of over 2,500 sq.m m gross floor area

STATEMENT OF CONSISTENCY

The proposal is for the change of use at Ground Floor Level of Block B from the permitted Café to proposed retail unit (c.363.5 sq.m). This retail unit will include an off-license area within the proposed retail unit (c.24.4 sq.m).

This is below all thresholds and a Retail Impact Assessment is not required.

Regional and Spatial Economic Strategy for the Eastern and Midland Region 2019-2031



The Regional and Spatial Economic Strategy sets out a framework for the development of the eastern and midland region to 2031. In relation to retail, the RSES recognise the importance of retail as a significant employer and economic contributor in the region. In addition, it notes that retail plays a key role in placemaking, creating attractive liveable environments, and in the regeneration of areas.

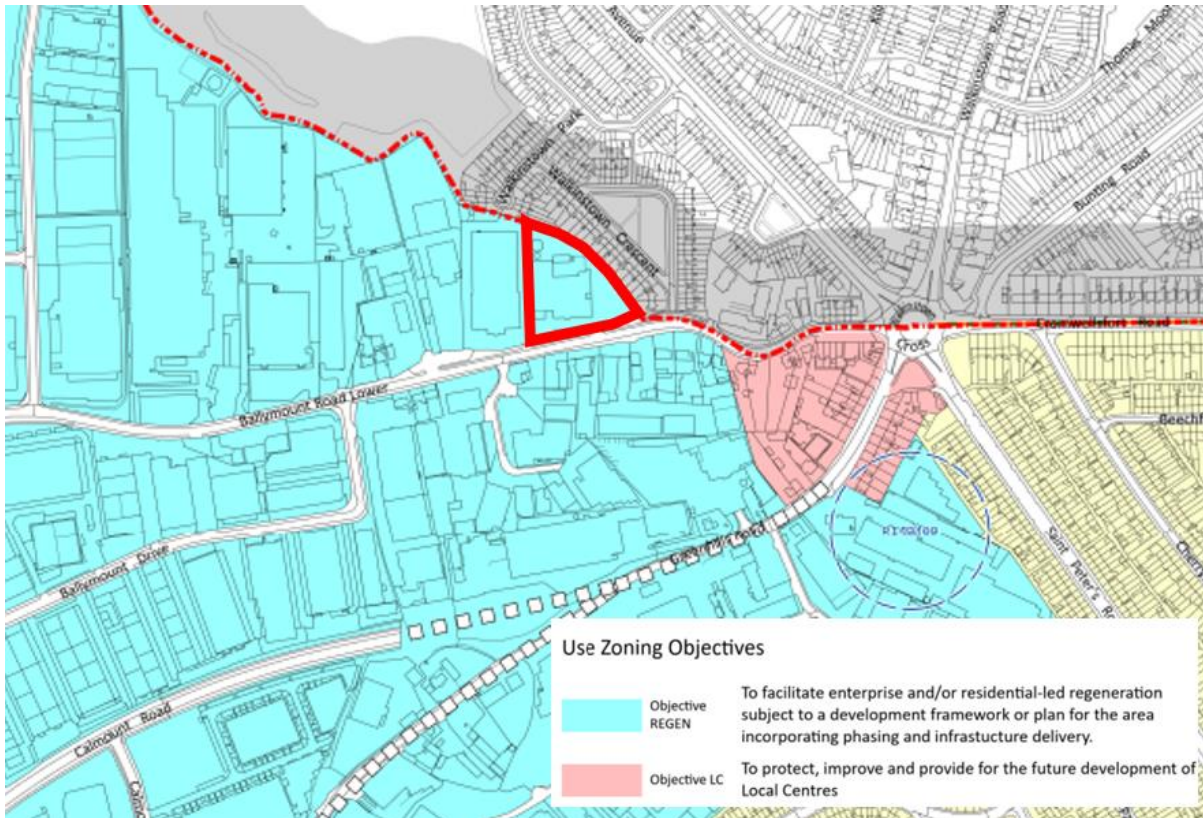
The RSES outlines the retail hierarchy as presented in the Retail Strategy for the Greater Dublin Area, which places Citywest at Level 3. It notes that the retail floorspace thresholds are still to be reached in many cases. In this regard, the EMRA supports *the preparation of a Retail Strategy / Strategies for the Region in accordance with the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, to update the retail hierarchy and apply floorspace requirements for the Region (RPO 6.10).*

Policy Objective 4.3 supports the *consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.*

The RSES note the NPF's targets to achieve compact growth with 50% of housing to be provided within of contiguous to the built up area of Dublin City and suburbs. To achieve this compact growth in the Dublin Region, the MASP identifies *strategic residential and employment corridors along key public transport corridors existing and planned, that contain development opportunities.* Naas Road / Ballymount area is part of the 'City Centre within the M50' Strategic Development Area identified in the RSES and is a cornerstone of delivering the wider strategic and national policy of compact growth.

South Dublin County Development Plan 2022 - 2028

The subject site formally comprised a disused warehouse / factory building, an open yard area and a gas substation in the south-east corner, is sited on lands zoned as Regeneration (REGEN) as per South Dublin City Development Plan 2022-2028 Map 5. The zoning objective is to *'facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'*.



South Dublin City Development Plan 2022-2028 Map 5

REGEN – Use Classes Permitted in Principle

Advertisements and Advertising Structures, **Childcare Facilities**, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel / Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Open Space, Petrol Station, Public Services, Recreational Facility, **Residential**, Restaurant / Café, Residential Institution, Science and Technology Based Enterprise, **Shop-Local**, Sports Club / Facility, Stadium, Traveller Accommodation, Work-Live Units.

REGEN – Use Classes Permitted in Principle

Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, **Off-Licence**, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.

Figure 1 Use class zoning matrix

STATEMENT OF CONSISTENCY

The provision of retail, residential and crèche uses are permitted in principle in this area. An off-licence use is open for consideration. The proposal is for an additional residential apartment, the change of use of a permitted café to retail shop, which also seeks to incorporate a very small area of off-licence within the retail unit.

The residential use and creche use have already been established on this site. We note from the S247 meeting, SDCC confirmed that the principle of retail acceptable, however Justification and detail off licence area in retail unit was required.

As set out above, the scheme seeks permission for the inclusion of a small ancillary off licence within the proposed retail unit. The provision of an off-licence allows customers to buy alcoholic beverages with their groceries. This is an important element of a retailing shops offer in terms of providing choice and convenience to the consumer and is inherently more secure than a stand-alone off licence format.

We note it is clearly stated in the Development Plan that " The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable."

In the first instance, it must be recognised that there is a distinction between a full off-licence and a part off-licence. The proposal in this case is for an ancillary part off-licence, where the display and sale of alcohol products for consumption off the premises is subsidiary to the main use for the sale of convenience goods, rather than being a destination alcohol only sales outlet. The proposed alcohol sales area is c. 10.8% of the net sales area of the unit.

As illustrated in fig 5 and table 1 above, there are a total of 7 no. premises within a 1km catchment of the subject unit with various ranges of alcohol sales. This consists of 1 no. unit within the immediate local catchment 500m catchment; and 6 no. within the wider 500m-1km catchment of the site.

There are 3 no. premises within the entire catchment which are considered to be directly comparable to the proposed local convenience retail unit, in terms of the overall range of convenience products, the ancillary nature of alcohol sales and similar opening hours (Spar, Maze & Supervalu). However, only 1 no. of these stores are located within the immediate 500m catchment from the subject site, approximately 4 min walk away. As such, it is concluded that given the quantity and nature of off-licences and part off-licences currently in the study area, the sizeable resident population in the area and the ancillary nature of the alcohol area proposed, the proposed part off-licence will not lead to an over-concentration of such a use in the area.

Accordingly, the retail use with an ancillary off-licence is considered acceptable at this location, subject to compliance with the relevant policies, standards, and requirements of the SDCC County Development Plan 2022-2028.

Chapter 6 - Housing

South Dublin's population is to grow by an additional 45,002 persons up to a total population of 323,769 persons by 2028. This chapter ensures the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County.

Policy/Objective	Statement of Consistency
Chapter 6 – Housing	
H1 Objective 7:	Amendments to permitted residential apartments on Level 5 of Block C, consisting of

<p>To ensure population growth and increased housing densities take place within and contiguous to Dublin City and Suburbs and the County's town boundaries suited to their strategic regional role, subject to good design and development management standards being met</p>	<p>replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and a new additional 2 bed (3 person) unit. Overall scheme will be increased from 163no. units to 164no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed). The proposed amendment delivers on this policy objective.</p>
<p>Policy H2: Supply of Housing Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County</p>	<p>The proposed amendment seeks permission for an additional apartment unit, offering a balanced mix and range of apartment types, diversifying the local housing stock and offering a wide choice of apartments that will respond to population growth across all age cohorts.</p>
<p>Policy H7: Residential Design and Layout Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.</p>	<p>It is considered that the proposed development provides for the creation of an attractive, high quality, sustainable new development within an existing built-up area. The subject lands in on a brownfield site and benefits from an extant permission for a mixed-use development.</p> <p>The design of the proposed development has been carefully considered to integrate into the existing urban environment, as well as producing a building of high architectural quality and purpose.</p> <p>The changes proposed are subtle with no resultant impact to the overall character and appearance of the permitted development. The materials and finishes respect those permitted, providing a distinctive identity to the development, while completing its surroundings, respecting the existing structures and features.</p>
<p>Policy H8: Public Open Space Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area.</p>	<p>The proposed scheme respects the permitted SHD in terms of provision and design of public open space.</p> <p><i>We note that ABP Inspector found "there is a clear relationship between blocks, a hierarchy of open spaces and a number of enclosed spaces and a reasonable setback from neighbouring residential properties to the north and east. Block A provides an urban edge to Ballymount Road Lower and to the proposed western street. There is reasonable permeability around the site and potential for future connections to the west."</i></p> <p>The changes to the scheme fully respect the extant permission with this regard, with very minimal amendments.</p>

<p>Policy H9: Private and Semi-Private Open Space Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments</p>	<p>As set out in the drawing pack prepared by Meitheal Architects, the minimum areas for private amenity are set out in Appendix 1 and Section 3.35 to 3.39 of the Sustainable Urban Housing: Design Standards for New Apartments (2023). All apartments are provided with private amenity space in the form of balconies/ terraces at or in excess of the minimum standard for their type.</p>
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Chapter 9 - Economic Development and Employment

This chapter sets out a broad spatial framework for enterprise and employment including the retail strategy for the County. Potential growth sectors are identified, and policies are included to encourage more labour-intensive sectors, promoting compact growth in appropriate locations, while recognising the need for a broad based, inclusive, and resilient economy within the County

The current County Development Plan recognises that Dublin City and Suburbs settlement has developed over time, so new local and district centres were formed, each with their own identity and sense of place supporting the residential areas. Such areas include Knocklyon, Edmondstown, Ballyboden, Firhouse, Ballyroan, Ballycullen, and those parts of Greenhills and Walkinstown which are within South Dublin straddle the County boundary.

Settlement		Centres and Retail Hierarchy		
RSES Settlement	SDCC Neighbourhood Area	Centre Name	Land Use Zoning	SDCC Retail Hierarchy Level
Dublin City and suburbs - Metropolitan Area (continued).	Lucan / Palmerstown / Adamstown	Liffey Valley Shopping Centre	Major Retail Centre	Level 2
		Adamstown	District Centre	Level 3
		Lucan Shopping Centre	District Centre	Level 3
		Palmerstown Shopping Centre	District Centre	Level 4
		Lucan Village	Village Centre	Level 4
		Palmerstown Village	Village Centre	Level 4
	Clondalkin / Clonburris / Grange Castle	Clondalkin Town Centre	Town Centre	Level 3
		Clonburris	District Centre	Level 3
		Clondalkin Village	Village Centre	Level 4
	Citywest	Citywest Shopping Centre	District Centre	Level 3
	Templeogue / Walkinstown / Rathfarnham	Crumlin (Ashleaf)	District Centre	Level 3
		Rathfarnham Shopping Centre	District Centre	Level 3
		Firhouse Shopping Centre	District Centre	Level 4
		Rathfarnham Village	Village Centre	Level 4
		Templeogue Village	Village Centre	Level 4
Knocklyon Shopping Centre		District Centre	Level 4	
	Local Centres (various throughout)	Local Centre	Level 4	

Table 9.2: Settlement Hierarchy and Retail Hierarchy

Policy/Objective	Statement of Consistency
Chapter 9 – Economic Development and Employment	
<p>Policy EDE14: Retail – Local Centres Maintain and enhance the retailing function of Local Centres.</p>	<p>The proposed development is not within the local centre of Walkinstown. However, is within walking distance of the local centre (LC) zoning.</p>
<p>EDE14 Objective 1: To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order retail centres.</p>	<p>We note the local centre does not contain a supermarket ranging in size from 1,000-2,500 sq m, only the provision of a Spar shop. The provision of a retail unit as part of this planning application will contribute to the retail offer in the Walkinstown area and given the short distance to the local centre zoning, contributing to the overall offer in the local centre.</p>
<p>EDE14 SLO 1: To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop - neighbourhood to no more than 5 units which may include a supermarket of no larger than 800 sq m gross retail floor area.</p>	<p>The inclusion of a small ancillary off licence within a permitted retail unit, will service these day to day needs of existing and future residents who are currently underserved in this area.</p>
<p>Policy EDE17: Retail – Off-licences and Betting Offices “Manage the provision of off-license and betting offices and prevent an excessive concentration of these land uses”</p>	<p>As illustrated in fig 5 and table 1 above, there are a total of 7 no. premises within a 1km catchment of the subject unit with various ranges of alcohol sales. This consists of 1 no. unit within the immediate local catchment 500m catchment; and 6 no. within the wider 500m-1km catchment of the site.</p>
<p>EDE17 Objective 1: To prevent an excessive concentration of off-licence and betting offices in our urban areas.</p>	<p>There are 3 no. premises within the entire catchment which are considered to be directly comparable to the proposed local convenience retail unit, in terms of the overall range of convenience products, the ancillary nature of alcohol sales and similar opening hours (Spar, Maze & Supervalu). However, only 1 no. of these stores are located within the immediate 500m catchment from the subject site, approximately 4 min walk away. As such, it is concluded that given the quantity and nature of off-licences and part off-licences currently in the study area, the sizeable resident population in the area and the ancillary nature of the alcohol area proposed, the proposed part off-licence will not lead to an over-concentration of such a use in the area.</p>

	The provision of an additional off-licence in the area cannot be considered to be excessive.
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Policy/Objective	Statement of Consistency
Applications for new retail development shall accord with the requirements outlined in Chapter 9: Economic Development and Enterprise, in addition to the following criteria:	
Retail development should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location;	As noted above, the proposed development is not within the local centre of Walkinstown. However, is within walking distance of the local centre (LC) zoning.
Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered;	Having regard to the overall context in terms of the existing premises, location of the subject site in close proximity to the Local Centre designation, a large local population within walking and cycling distance, and the 'REGEN' zoning of the site, it is considered that the proposed retail unit development would not adversely impact on the vitality or viability of the existing retail centres in the wider area.
Major retail proposals (exceeding 1,000 sq m) are required to provide a detailed Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA).	This is not applicable.
(ii) Restrictions on Uses An over-concentration of certain uses will be discouraged in urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres.	
The Planning Authority will seek to ensure that the quantum of off-licence and betting offices, particularly within smaller centres, is not disproportionate to the overall size and character of the area and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable.	As set out throughout this report, there are a total of 7 no. premises within a 1km catchment of the subject unit with various ranges of alcohol sales. This consists of 1 no. unit within the immediate local catchment 500m catchment; and 6 no. within the wider 500m-1km catchment of the site. There are 3 no. premises within the entire catchment which are considered to be directly comparable to the proposed local convenience retail unit, in terms of the overall range of convenience products, the ancillary nature of alcohol sales and similar opening hours (Spar, Maze & Supervalu). However, only 1 no. of these stores are located within the immediate 500m catchment from the subject site, approximately 4 min walk away. As such, it is concluded that given the quantity and nature of off-licences and part off-licences currently in the study area, the sizeable resident population in the area and the ancillary nature of the alcohol area proposed,
The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.	

	<p>the proposed part off-licence will not lead to an over-concentration of such a use in the area. The provision of an additional off-licence in the area cannot be considered to be excessive.</p>
<p>In district and local centres, the provision of non-retail uses that would preclude the provision of a more appropriate range of services may be restricted at ground floor level within the shopping parades, in addition to any uses that would seriously affect the residential amenities of the surrounding area.</p>	<p>Noted. The proposed retail unit is located at ground floor level.</p>

Chapter 12 – Implementation and Monitoring

This Chapter sets out development standards and criteria that arise out of the policies and objectives of the County Development Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development.

12.2 Land-Use Zoning Objectives

The subject site is on lands zoned as Regeneration (REGEN) as per South Dublin City Development Plan 2022-2028 Map 5. The zoning objective is to *‘facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery’*.

Statement of Consistency

The provision of retail, residential and crèche uses are permitted in principle in this area. An off-licence use is open for consideration. The proposal is for an additional residential apartment, the change of use of a permitted café to retail shop, which also seeks to incorporate a very small area of off-licence within the retail unit.

The residential use and creche use have already been established on this site. We note from the S247meeting, SDCC confirmed that the principle of retail acceptable, however Justification and detail off licence area in retail unit was required.

The provision of a part off-licence is an important accompaniment to a food and convenience shopping offer. This is an important element of a retailing shops offer in terms of providing choice and convenience to the consumer and is inherently more secure than a stand-alone off licence format.

We note it is clearly stated in the Development Plan that " The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable."

In the first instance, it must be recognised that there is a distinction between a full off-licence and a part off-licence. The proposal in this case is for an ancillary part off-licence, where the display and sale of alcohol products for consumption off the premises is subsidiary to the main use for the sale of convenience goods, rather than being a destination alcohol only sales outlet. The proposed alcohol sales area is c. 10.8% of the net sales area of the unit.

As illustrated in figure 5 and table 1 above, there are a total of 7 no. premises within a 1km catchment of the subject unit with various ranges of alcohol sales. This consists of 1 no. unit within the immediate local catchment 500m catchment; and 6 no. within the wider 500m-1km catchment of the site.

There are 3 no. premises within the entire catchment which are considered to be directly comparable to the proposed local convenience retail unit, in terms of the overall range of convenience products, the ancillary nature of alcohol sales and similar opening hours (Spar, Maze & Supervalu). However, only 1 no. of these stores are located within the immediate 500m catchment from the subject site, approximately 4 min walk away. As such, it is concluded that given the quantity and nature of off-licences and part off-licences currently in the study area, the sizeable resident population in the area and the ancillary nature of the alcohol area proposed, the proposed part off-licence will not lead to an over-concentration of such a use in the area.

The provision of an additional off-licence in the area cannot be considered to be excessive.

Accordingly, the retail use with an ancillary off-licence is considered acceptable at this location, subject to compliance with the relevant policies, standards, and requirements of the SDCC County Development Plan 2022-2028.

12.3.1 Appropriate Assessment

Planning permission will only be granted for a development proposal that:

either individually or in combination with existing and / or proposed plans or projects, will not have a significant effect on a European Site; or

where such a development proposal is likely or might have such a significant effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation.

Statement of Consistency

It is noted that the extant SHD approval was accompanied with an Ecological Impact Assessment Report and a Report in Support of Habitats Directive Screening.

It was concluded that the permitted SHD scheme, individually or in combination with other plans or projects would not be likely to have a significant effect on South Dublin Bay SAC (000210), North Dublin Bay SAC (000206), South Dublin Bay and River Tolka Estuary SPA (004024), North Bull Island SPA (004006), or any European site, in view of the sites' Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

The current proposal is considered to be a minor amendment to the overall proposal and as such is consistent with and would be covered by all submitted reports and assessments carried out at part of the granted permission on site.

12.5.6 Shopfront Design

Proposals for shopfronts, should have regard to the guidance set out in the South Dublin County Council Shopfront Design Guide (2019), which provides guidance in relation to the overall form of shopfronts and individual elements including materials, signage, lighting and security arrangements.

Policy/Objective	Statement of Consistency
Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:	Noted.
In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;	The proposed signage only relates to the retail shop. We note that three signs are proposed, we consider that the scheme meets this policy criteria as the southern elevation is not continuous and steps back towards the right hand side (i.e. not one continuous building line). This results in two signs proposed along left hand side of the elevation and one side proposed at the right hand side.
Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building	This signage is only at ground floor level.
Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;	This signage is simple in design and form. No architectural features will be screened or obscured.
Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;	The signage is considered proportionate and appropriate to the size of the retail unit and its located.
Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);	N/A
Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;	There are no signs proposed on the footpath or public carriageway.
Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.	Noted.
All signage within the villages of the County must be respectful and enhance the context of the built and historical environment of the village.	Noted.

The criteria outlined in Table 3.19 will also be applied:	Noted. The criteria in table 3.19 are generally adhered to
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South Dublin County Council Shopfront Design Guidelines 2019.

This guide aims to promote good quality shop fronts design. This sets out advice and guidance relating to general signage. This is set out as follows:

Policy/Objective	Statement of Consistency
The depth / overall height of the fascia panel is important to the successful design of a shopfront. Overly deep fascias seriously detract from a shopfront and affect the character of a streetscape. Fascia depth should generally not exceed one quarter of the distance between the fascia's lower edge and the pavement	This is noted and has been designed in accordance with this.
The fascia panel should generally only contain the name of the shop and number. Plastic fascias or projecting box signs attached to a traditional fascia will generally not be permitted.	The name and number of the shop are included. There is no existing fascia on this unit.
The shop name should be hand painted onto the fascia or comprise individually mounted lettering. Letter design should be simple and legible and in proportion to the fascia. Lettering should generally be in a sans serif font style and no more than 40cm high. The material for the lettering should take its guidance from the shopfront design.	This is noted and has been designed in accordance with this.
Retailers are encouraged to include their shop number on the fascia panel.	Noted
A single fascia should not be used to link two adjoining visually distinct buildings.	This is not proposed.
Signage for businesses located within the upper floor units should be modest. Discrete nameplates at entrances are considered acceptable and / or modest lettering on the inside of windows at the upper floor level.	This is not proposed.
Large upper floor signage related to a ground floor unit will not be permitted	This is not proposed.
Where a traditional shopfront to a business is not appropriate, discrete individually marked letters onto the façade of the building will be considered.	Noted.
4.2 Projecting or Hanging Signs Projecting or hanging signs should be simple and limited to the name of the shop or a graphic indication of the type of shop. In Architectural Conservation Areas and/or protected structures, projecting box signs are unsuitable, non-internally illuminated hanging signs are preferred for their traditional appearance and simplicity, as can be seen in the image below.	This is not proposed.

<p>4.3 Lettering Lettering should be part of the shopfront design and should respect the character of the building and the street.</p> <p>Key Design Recommendations</p>	<p>Noted, this is a new building, and the shopfront design is in keeping with this.</p>
<ul style="list-style-type: none"> - The size of lettering should be determined by the need to be legible to shoppers, but not too large to swamp the fascia or the shopfront. 	<p>The design of the logo is in keeping with the size of the fascia and shopfront.</p>
<ul style="list-style-type: none"> - The style of lettering can help convey the image of the shop but should not conflict with the other elements of the buildings. 	<p>There are no other shop frontages proposed here at the moment.</p>
<ul style="list-style-type: none"> - Each shop must have its street number clearly displayed. 	<p>Noted.</p>
<p>4.4 Corporate Sign Styles A good starting point of shopfront design is that architectural context should take priority over corporate branding. Company logos, signs and standard shopfront designs are often not suitable for traditional shopfronts, particularly those within listed buildings or in conservation areas. Corporate shops and institutions need to co-operate with the Local Authority in modifying their standard 'corporate' lettering or signage or adapt their standard shopfront designs to ensure the character of the host building and streetscape are maintained and enhanced.</p>	<p>The shop is one single unit within this development and will be subsidiary to and in keeping with the overall character and appearance of the modern building.</p> <p>It is anticipated that the logo is considered to be legible and recognisable without overwhelming the frontage.</p>
<p>Key Design Recommendations</p> <ul style="list-style-type: none"> - The authority recognises the need to convey corporate image and the desire to create a strong presence on the streetscape. Often the colours and graphics of corporate branding do not translate easily in the streetscape, particularly in conservation areas. 	<p>This is not a conservation area.</p> <p>The size, colours and siting of the signage is appropriate for the unit and the overall block. It will not alter the character or appearance of the block as a whole or the overall development.</p>
<ul style="list-style-type: none"> - The toning down of branding is recommended in order to respect both the individual architectural composition of the host building and the character of the surrounding A good starting point of shopfront design is that architectural context should take priority over corporate branding. 	<p>This is note. Meitheal architecture have designed the shopfront and positioned the signage appropriate.</p>
<p>6.Illumination Illumination should be discrete, and restricted, where allowed, to backlighting of the individual letters or by concealed neon tubing. Spotlights will only be considered where they are discreet,</p>	<p>Illumination is discreet and appropriate to the use of the shop.</p>

<p>the arm length short and hoods treated to match the background colour</p>	
<p>9.Accessibility Ease of access should be provided for all. A clearly visible and accessible entrance is likely to create a positive impression for all customers and make them feel welcome. Where existing shopfronts do not provide satisfactory access, improvements should be explored to resolve such problems. New shopfronts should always where practicable, provide direct and straightforward universal access to the shop.</p> <p>People with diverse access needs should be able to use buildings and places comfortably and safely, as far as possible without special assistance. Level entry (Stepfree) entrances facilitate not just wheelchair users but also people with buggies; people with suitcases or shopping trolleys; people using walking or mobility aids; and people who are blind or have sight loss.</p>	<p>The sign is located above the main entrance to provide clear visibility to all.</p> <p>The sliding door also enables access for all.</p>
<p>Key Design Recommendations - Ensure entrances are clearly visible and prominent.</p>	<p>The entrance is centrally located directly underneath the proposed sign.</p>
<p>- Make sure all entrances in new buildings meet established universal design standards. Design alternative entrances to existing buildings to meet universal requirements.</p>	<p>The permitted shop is designed for universal access. The inclusion of a sliding door further enhances this access.</p>
<p>- Provide adequate space inside and outside entrance doors.</p>	<p>There is sufficient space on either side of the door.</p>
<p>- Establish clear landing space outside entrance of 2,440mm x 2,440mm. Arrange outward-opening doors so that they are recessed or guarded.</p>	<p>The proposed doors are sliding which removes the need for landing space. It also provides better access for all.</p>
<p>- Ensure threshold to entrances are level or no greater than 10mm with chamfered, pencil-rounded or ramped profile.</p>	<p>The permitted shop has accessible access.</p>
<p>- Provide canopy or door recess for weather protection.</p>	<p>The door is slightly recessed.</p>
<p>- Leave a clear space of 600mm adjacent to handleside of door.</p>	<p>There is no door handle on the sliding door proposed.</p>

12.6.1 Mix of Dwelling Types

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types.

Statement of Consistency

Amendments to permitted residential apartments on Level 5 of Block C, consisting of replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and a new additional 2 bed (3 person) unit. Overall scheme will be increased from 163no. units to 164no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed).

- Studio (1p) – 1 (1%)
- 1 Bed Apt. - 57 (35%)
- 2 Bed Apt – 99 (60%)
- 3 Bed Apt – 7 (4%)

These minor changes to the permitted SHD are considered fully compliant with this policy objective.

12.6.7 Residential Standards

The design and layout of individual dwellings should provide a high-quality living environment for residents in new-build residential schemes. Designers should have regard to the standards set out in this Chapter, and details regarding room sizes, dimensions and overall floor areas when designing residential accommodation standards.

Statement of Consistency

As set out in the drawing pack prepared by Meitheal Architects, the minimum areas for private amenity are set out in Appendix 1 and Section 3.35 to 3.39 of the Sustainable Urban Housing: Design Standards for New Apartments (2023). All apartments are provided with private amenity space in the form of balconies/ terraces at or in excess of the minimum standard for their type.

Given the minor changes proposed, the scheme respects the Plot Ratio, Site Coverage & Density, Life/Stair Core, Aspect (43% achieved), Universal Design, Public Open Space, Private Amenity Space, Communal Amenity Space, Part V, Access, Parking arrangements & Daylight, Sunlight, and Overshadowing.

12.7.2 Traffic and Transport Assessments

Traffic and Transport Assessments (TTAs) provide a framework for an integrated approach to development which ensures that proposals promote more efficient use of investment in transportation infrastructure, reduce travel demand and promote road safety.

Statement of Consistency

As set out in the Traffic Assessment including Mobility Management Plan prepared by TPS M Moran & Associates which concludes:

“These amendments can be regarded as negligible in terms of traffic impact and unlikely to have any material traffic impact on the adjacent road network. The operation of a Mobility Management Plan within this site promotes public transport, cycling and walking and can limit the extent of car borne trips.

The introduction and operation of the Mobility Management Plan within This development site also complies with Planning Condition 17 of the grant of planning permission by An Bord Pleanala under Ref: 309658-21 for this development.”

Section 12.7 Sustainable Movement

Section 12.7.1 Bicycle Parking / Storage Standards

This sets out minimum bicycle parking and storage rates for all new developments. This is divided into long term and short-term stays. Table 12.23 sets out minimum bicycle parking requirements.

Section 12.7.4 Car Parking standards

This sets out the maximum parking rates for development. It is categorised into zone 1 and 2. This site is classed as zone 2 as it is within 800m of a train or Luas station. Table 12.25 sets out the parking provision.

Statement of Consistency

As set out in the Traffic Assessment including Mobility Management Plan prepared by TPS M Moran & Associates, it is proposed to provide an additional 14 secure cycle spaces within dedicated sheltered and secure cycle stands adjacent to and within the development site. These spaces can be used by cyclists accessing the site from existing cycle routes or via cycle upgrades as part of the Active Travel Plan.

The permitted scheme provided 4 dedicated ‘set down’ spaces along the adjacent public road. It is anticipated that both the retail unit and creche will use these spaces on a non-exclusive basis, proposing a 15-minute max stay.

The proposed retail unit incorporating an off-licence of some 363.50sq metres would, replace the permitted café having a floor area of 155.40sq metres would typically be serviced out of trading hours by 1 to 2 service vehicles per day. The service vehicles generally take 20 minutes to complete a delivery which would take place between 0600hrs and 0800hrs. The servicing area for the proposed retail unit would be within the proposed set down area off the Ballymount Road Lower and can be conditioned to operate from 0600hrs to 0800hrs Monday to Friday with an occasional delivery on a Saturday and Sunday, when the crèche is closed.

It is also proposed to provide a small crèche facility within this development site which would cater for 25 children with 6 to 7 staff members. Should crèche related parking take place within the set down area this can be restricted to no more than fifteen minutes in duration.

This restricted car parking can also be applied to car borne customers accessing the retail unit who can also be limited to a 15-minute parking regime operated within this set down area. These delivery restrictions and parking restrictions can be controlled by signed located at intervals along the extent of the proposed set down area.

Please refer to Traffic Assessment including Mobility Management Plan prepared by TPS M Moran & Associates for full details.

No changes to the “go car” parking arrangement this will remain as permitted and no other changes to access, movement and parking are proposed.

All bicycle and car parking provision are in line with best practice and the required standards for the development.

12.7.6 Car Parking Design and Layout

On-Street Parking In urban areas, car parking should be predominantly on-street with communal (that is, undesignated) spaces for the purposes of:

- Traffic Calming: On-street parking increases driver caution by visually narrowing the vehicular carriageway and reducing forward visibility;
- Efficiency: On-street parking allows for a greater turnover of spaces and caters for visitors;
- Pedestrian Comfort: The need for vehicular crossovers and the temptation for drivers to kerb mount and block footpaths is significantly reduced;
- Streetscape: Extensive parking to the immediate front of dwellings (where landscaping could be provided) will dominate the appearance of the houses and detract from the visual qualities of the area.

Statement of Consistency

The proposed retail unit incorporating an off-licence of some 363.50sq metres would, replace the permitted café having a floor area of 155.40sq metres would typically be serviced out of trading hours by 1 to 2 service vehicles per day.

The servicing area for the proposed retail unit would be within the proposed set down area off the Ballymount Road Lower and can be conditioned to operate from 0600hrs to 0800hrs Monday to Friday with an occasional delivery on a Saturday and Sunday, when the crèche is closed.

It is also proposed to provide a small crèche facility within this development site which would cater for 25 children with 6 to 7 staff members. Should crèche related parking take place within the set down area this can be restricted to no more than fifteen minutes in duration.

This restricted car parking can also be applied to car borne customers accessing the retail unit who can also be limited to a 15-minute parking regime operated within this set down area. These delivery restrictions and parking restrictions can be controlled by signed located at intervals along the extent of the proposed set down area.

12.8.4 Early Childhood Care and Education Facilities

In new developments, childcare facilities should be purpose built, at ground floor level or in a stand-alone building.

Statement of Consistency

The internal configuration of the Creche Area will be amended (moving to the slightly further east within the ground floor). The design of the Creche has been carefully considered, whereby the number of children and staff can still be accommodated in the reconfigured layout. For further detail please refer to the cover letter and associated drawings prepared by Meitheal Architects.

12.9.1 Regeneration Zone

Development in Regeneration Zones will be assessed against the relevant criteria within the Urban Design Manual, the Design Manual for Urban Roads and Streets and / or the Retail Design Manual as appropriate.

Statement of Consistency

The site off the Ballymount Road Lower benefits from a previous Strategic Housing Development granted by An Bord Pleanala under Ref: 309658-21 for 163 residential units, gym, café, and crèche facilities.

Vehicular access was also permitted from Ballymount Road Lower by means of a simple priority junction arrangement located towards the west of the site, leading to the permitted car parking area, service area, cycle parking area. A permitted layby was also permitted off the Ballymount Road Lower.

These amendments can be regarded as negligible in terms of traffic impact and unlikely to have any material traffic impact on the adjacent road network. The operation of a Mobility Management Plan within this site promotes public transport, cycling and walking and can limit the extent of car borne trips.

The introduction and operation of the Mobility Management Plan within This development site also complies with Planning Condition 17 of the grant of planning permission by An Bord Pleanala under Ref: 309658-21 for this development.

Having regard to the overall context in terms of the existing premises, location of the subject site in close proximity to the Local Centre designation, a large local population within walking and cycling distance, and the 'REGEN' zoning of the site, it is considered that the proposed retail development would not adversely impact on the vitality or viability of the existing retail centres in the wider area.

12.9.5 Retail Development:

(i) Retail Criteria Applications for new retail development shall accord with the requirements outlined in Chapter 9: Economic Development and Enterprise, in addition to the following criteria:

Retail development should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that Implementation and Monitoring (IM) location;

Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered;

Major retail proposals (exceeding 1,000 sq m) are required to provide a detailed Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA).

(ii) Restrictions on Uses

An over-concentration of certain uses will be discouraged in urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres.

The Planning Authority will seek to ensure that the quantum of off-licence and betting offices, particularly within smaller centres, is not disproportionate to the overall size and character of the area and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable.

The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.

Statement of Consistency

The residential use and creche use have already been established on this site. We note from the S247meeting, SDCC confirmed that the principle of retail acceptable, however Justification and detail off licence area in retail unit was required.

As set out above, the scheme seeks permission for the inclusion of a small ancillary off licence within the proposed retail unit. The off-license area will be sited to the rear corner of the shop floor.

As illustrated in fig 5 and table 1 above, there are a total of 7 no. premises within a 1km catchment of the subject unit with various ranges of alcohol sales. This consists of 1 no. unit within the immediate local catchment 500m catchment; and 6 no. within the wider 500m-1km catchment of the site.

There are 3 no. premises within the entire catchment which are considered to be directly comparable to the proposed local convenience retail unit, in terms of the overall range of convenience products, the ancillary nature of alcohol sales and similar opening hours (Spar, Maze & Supervalu). However, only 1 no. of these stores are located within the immediate 500m catchment from the subject site, approximately 4 min walk away. As such, it is concluded that given the quantity and nature of off-licences and part off-licences currently in the study area, the sizeable resident population in the area and the ancillary nature of the alcohol area proposed, the proposed part off-licence will not lead to an over-concentration of such a use in the area.

The provision of an additional off-license in the area cannot be considered to be excessive.

Accordingly, the retail use with an ancillary off-licence is considered acceptable at this location, subject to compliance with the relevant policies, standards, and requirements of the SDCC County Development Plan 2022-2028.

12.11.1 Water Management

(iii) Sustainable Urban Drainage System (SuDS) In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

Statement of Consistency

A comprehensive SuDs plan for the extant SHD scheme was carried out by MMOS Consulting Civil and Structural Engineers. As part of this LRD amendment application, a Civils Design Report has been prepared by Kavanagh Burke Consulting Engineers in conjunction with relevant architects' and other consultants' drawings and reports.

This Civils Design report acknowledges this current LRD application is a revision to a previously approved planning permission Reg Ref SHD3ABP-309658-21 which is currently under construction. The proposed revisions have a minimal impact on the surface water, wastewater and watermain designs previously granted.

The proposed revisions have a minimal impact on the surface water drainage layout and design previously approved under planning Reg Ref. SHD3ABP-309658-21. Appendix 1 of this document contains compliance documents, including drawings and calculations, relating to condition 11 of the granted planning which relates to “Water supply and drainage arrangements...”. SDCC have confirmed “Partial Compliance” in a letter dated 20-02-2023. The outstanding issue relating to this condition is relating to a stage 3 surface water audit which can’t be undertaken until the project is completed.

Full details of the SuDs techniques and drainage management measures proposed are given within the Engineering Assessment Report.

Conclusion

In conclusion, it is respectfully submitted that the proposed development is consistent with the proper planning and sustainable development of the area, and with all relevant national, regional, and local planning policies and guidance and will provide a high-quality living environment and services to the future occupants of this and adjacent developments.

The proposed development achieves a sustainable use of development whilst respecting the built environment around it. The principle of redeveloping the site for this use is supported by the land use zoning as well as other key policy objectives contained within the South Dublin County Development Plan 2022-2028.

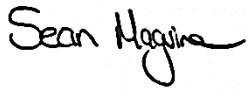
This is an amendment to a permitted SHD development with works already underway (commenced May 2023). The provision of a retail unit and inclusion of an off-licence as a very small proportion of the overall store will enhance the convenience and choice for future residents of this area. An additional two bed apartment unit will help increase the overall housing provision in Walkinstown in a sustainable manner.

The design of the proposed development has been carefully considered to integrate into the existing urban environment, as well as producing a building of high architectural quality and purpose. The changes proposed are subtle with no resultant impact to the overall character and appearance of the permitted development.

The materials and finishes respect those permitted, providing a distinctive identity to the development, while completing its surroundings, respecting the existing structures and features.

We trust the information provided is satisfactory. For the reasons outlined above and information contained in the accompanying drawings and documentation, we ask the Planning Authority to grant permission for development subject to conditions, as appropriate. Should you require anything further, please don’t hesitate to contact our office.

Yours faithfully,

A handwritten signature in black ink that reads "Sean Maguire". The signature is written in a cursive style with a large, looping 'S' and 'M'.

Sean Maguire
Planner

Appendix 1: LIST OF ENCLOSURES

General
<ul style="list-style-type: none"> • Site Notice
<ul style="list-style-type: none"> • Newspaper Notice
<ul style="list-style-type: none"> • Letter of Consent (Walkinstown Montane Properties Limited)
<ul style="list-style-type: none"> • Applicant Consent to Agent Letter
<ul style="list-style-type: none"> • South Dublin County Council Application Form
<ul style="list-style-type: none"> • Form 19 to accompany LRD Application
<ul style="list-style-type: none"> • SDCC Part V Letter

McGill Planning Limited
<ul style="list-style-type: none"> • Planning Report

Meitheal Architects
<ul style="list-style-type: none"> • 22229-LEG-002 Taking <u>In</u> Charge Plan • 22229-PLA-014 Part V Diagram • 22229-PLA-016 Aspect Diagram • 22229-PLA-300 Block C - Ground Floor • 22229-PLA-301 Block C - First Floor • 22229-PLA-302 Block C - Second Floor • 22229-PLA-400 Site Location Map • 22229-PLA-401 Granted Level 0 - Ground Floor Plan • 22229-PLA-402 Granted Level 1 - First Floor Plan • 22229-PLA-403 Granted Level 5 - Fifth Floor Plan • 22229-PLA-404 Granted Level 6 - Sixth Floor Plan • 22229-PLA-405 Granted South and West Elevations • 22229-PLA-406 Granted East and North Elevations • 22229-PLA-407 Granted 3D Perspective • 22229-PLA-500 Proposed Site Layout Plan • 22229-PLA-501 Proposed Ground Floor Plan • 22229-PLA-502 Proposed First Floor Plan • 22229-PLA-503 Proposed Fifth Floor Plan • 22229-PLA-504 Proposed Sixth Floor Plan • 22229-PLA-505 Proposed South and West Elevations • 22229-PLA-506 Proposed East and North Elevations • 22229-PLA-507 Proposed Block C - South Elevation • Cover Letter

RMDA Landscape Architects & Consultants
Drawings <ul style="list-style-type: none"> • Dwg 1. Landscape Masterplan Ground Floor

<ul style="list-style-type: none"> • Dwg 2. Landscape Masterplan Podium
<ul style="list-style-type: none"> • Dwg 3. Boundary Plan
<ul style="list-style-type: none"> • Dwg 4. Planting Plan
<ul style="list-style-type: none"> • Dwg 5. Hardscape Plan
<ul style="list-style-type: none"> • Dwg 6. Paving Details
<ul style="list-style-type: none"> • Dwg 7. Landscape Sections A-D
<ul style="list-style-type: none"> • Dwg 7.1 Landscape Sections E-H
<ul style="list-style-type: none"> • Dwg 8. Playground Details
<ul style="list-style-type: none"> • Dwg 9. Landscape Details
<ul style="list-style-type: none"> • Dwg 10. Landscape & Engineer Combined
<p>Reports</p>
<ul style="list-style-type: none"> • Hardscape Document -RDMA
<ul style="list-style-type: none"> • Landscape Cover Letter - RDMA
<ul style="list-style-type: none"> • Landscape Rationale Part 1 - RDMA
<ul style="list-style-type: none"> • Landscape Rationale Part 2 - RDMA
<p>Kavanagh Burke Consulting Engineers</p>
<ul style="list-style-type: none"> • Civils Design Report
<p>TPS M Moran & Associates</p>
<ul style="list-style-type: none"> • Traffic Assessment including Mobility Management Plan

Appendix 2; SDCC Section 247(7) Determination Letter

SOUTH DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT PRE-APPLICATION CONSULTATION REPORT FORM		
Pre Planning Ref. No. LRDP018/23	ADVICE WITHOUT PREJUDICE	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act
CONSULTATION:	Meeting	Yes
Date of Response: 13/11/2023		13/11/2023 (online)
Full address of subject site	Ballymount Road Lower, Walkinstown, Dublin 12	
Name/s of Applicant/s and/or Agents Contact Details	Applicant: Montane Developments Ltd. Agent: Meitheal Architects	

Description of Proposal Demolition of existing buildings, construction of 163 no. apartments creche and associated site works at former CHM Premises.

Planning History SHD3ABP-309658-21 Demolition of an existing warehouse/factory building and ancillary outbuildings/structures and the construction of a residential development of 171 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, and all ancillary site development works. The proposed development will consist of 2 x studio apartments, 59 x 1-bedroom apartments, 103 x 2-bedroom apartments and 7 x 3-bedroom apartments contained in two apartment blocks ranging in height from 1 to 8 storeys. The proposed development provides for outdoor amenity areas, landscaping, under-podium car parking, bicycle racks, bin stores, ancillary plant, and roof mounted solar panels. Vehicular access to the proposed development will be provided via a relocated entrance from Ballymount Road Lower. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie . Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). Permission granted.

ZONING: Zoning Objective 'REGEN': 'To facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery' under the South Dublin County Development Plan 2022-2028.

LAND USE MATRIX: 'Residential' and 'Shop-Local' Permitted in Principle.

FEEDBACK/OBSERVATIONS OF PROPOSAL	
Comments at 13/11/2023 meeting	Proposal (as presented): <ul style="list-style-type: none"> • Changes to permission SHD ABP-309658-21 • Changes to ground floor level from permitted café and creche to creche and retail unit with licenced area. • Omit Communal Lounge 2 • Addition of 1 no. residential apartment on Level 5 of Block C. Involves changing 2 no. 3 bed units to 2 no. 2 bed (4 person) units and 1 no. 2 bed (3 person) unit. • External signage associated with the proposed retail unit. • Changes to plant areas.

- Additional bicycle parking.
- Setdown space to the front.

Key points:

- Main changes appear to be providing a retail use rather than café, amending the ground floor level including the creche location and layout and omitting a communal lounge and the addition of an apartment.
- Permitted drawings should reflect all the changes to the SHD scheme that have been amended and agreed by condition.
- Proposed drawings and information should clearly detail what is proposed to be amended on the permitted scheme. Clearly show on drawings and itemise amendments in documentation.
- Impact on childcare provision through the addition of an apartment and reduction of creche floorspace. Agent advised that capacity of the creche will stay the same.
- Rationalise the removal of the communal lounge. It is noted that the scheme is Build To Sell.
- Commercial plant moved – to where? Agent advised in part no longer required so has been reduced and revised.
- Clearly detail changes in streetscape.
- Principle of retail acceptable. Details on retail unit including operating hours, loading and servicing, refuse area and collection.
- Justify and detail off licence area in retail unit.
- Detail compliance of the 3 no. revised and new apartments.
- Changes in ground floor level. Would prefer for the ground floor level to be level with the external ground level in the interests of active frontages and urban design.
- Identify creche outdoor area and drop off.
- Introduction of car parking along Ballymount Road Lower, 8 no. car parking spaces. Parking instead of a layby? States there is a loading bay but appears to be car parking.

City Edge:

- Residential mixed use area
- Retail element
- Employment level reduction?
- Be clear on the precise differences between permitted and proposed.

Roads:

- Loading/deliveries
- Servicing area
- Setdown for creche
- Concerns with car parking along this road, because of Walkinstown roundabout, precedent it would set for other side
- Clarify no. of and assess car parking spaces
- Additional bicycle parking welcomed, design in accordance with Cycle Design Manual
- EV car parking spaces
- Irish Water construction works along Ballymount Road Lower.

Drainage:

- Detail any changes in building footprint
- Bicycle parking surfacing SUDS

Parks and Public Realm:

- Impact on SUDS and street trees
- DMURS requires trees every 14-20m

	<ul style="list-style-type: none"> • Any changes to open space • Compliance on landscape conditions <p>Please also see the link below to general pre planning guidance which covers a range of topics: https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/</p>
<p>Comments on amended information received via email on the 11/01/2024 and 04/04/2024</p>	<p>Planning comments:</p> <ul style="list-style-type: none"> • Have the relevant conditions been fully discharged and are these changes reflected in the granted plans. • Note that no changes to the capacity of the creche are proposed. • Changes to communal lounges are acceptable in principle. • Further details on proposed screening of external plant area and retail signage should be provided including materials, dimensions etc. <p>Graham Murphy (Senior Executive Engineer) in our Roads Dept reviewed the amended drawings and provided the following comments:</p> <ul style="list-style-type: none"> • The parking along Ballymount was agreed under the SHD, so I have no objection to it. However, if the parking area is to be taken in charge. who will be responsible for the enforcement of the loading / drop off times? • The SHD had “go car” parking at the development has this been removed? <p>Brian Harkin (Senior Executive Engineer) in our Water Services Dept reviewed the amended drawings and provided the following comments:</p> <ul style="list-style-type: none"> • Clarify if surface of proposed parking will remain permeable surface such as permeable paving or other SuDS surface. • No objection to change of use /surface for bicycle area to grasscrete. <p>We haven't received comments from the parks and public realm department yet. However, I note that their main concerns at the preplanning meeting were in relation to any changes to street trees, landscaping and SuDS and compliance with DMURS.</p>
<p>Determination in relation to Section 247(7) of the Planning and Development Act 2000 (as amended)</p>	<p>The Planning Authority is satisfied, having compared the proposed development to the permitted development, that—</p> <ol style="list-style-type: none"> a) the proposed development is substantially the same as the permitted development, and b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated. <p>Notwithstanding subsection (1A), no further consultation is required under Section 247(7) in relation to the proposed development.</p> <p>As per Section 247(8), this determination does not prejudice the performance of the Planning Authority of its functions under the Planning Act or any regulations under the Planning Act, or any other enactment, and cannot be relied upon in the formal planning process or in legal proceedings.</p> <p>The applicant is advised to retain a copy of this determination to submit at planning application stage for validation purposes.</p> <p>The applicant should note that any changes to the development that have not been reviewed, or discussed, as part of this 247(7) consultation may result in the application being invalidated at application stage.</p>

Caitlin O'Shea
Executive Planner

Appendix 3 - Condition 22 Compliance letter from SDCC

Connecting You to



Meitheal Architects
44, Northumberland Road
Dublin 4

Date : 24-August-2023

Reg. Ref. :
Proposal :

SHD3ABP-309658-21C22

Demolition of an existing warehouse/factory building and ancillary outbuildings/structures and the construction of a residential development of 171 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, and all ancillary site development works. The proposed development will consist of 2 x studio apartments, 59 x 1-bedroom apartments, 103 x 2-bedroom apartments and 7 x 3-bedroom apartments contained in two apartment blocks ranging in height from 1 to 8 storeys. The proposed development provides for outdoor amenity areas, landscaping, under-podium car parking, bicycle racks, bin stores, ancillary plant, and roof mounted solar panels. Vehicular access to the proposed development will be provided via a relocated entrance from Ballymount Road Lower. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). Condition 5 b, c and d; The following details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development: b) Details of a wayfinding through the site to ensure clear and legible access to the principal doorways, parking area, and open spaces. c) Details of daytime public access through the proposed linear amenity area along the northern and eastern site boundaries. d) Details of tie in with the existing public realm within the South Dublin County Council and Dublin City Council administrative areas.



Location : CHM Premises, Ballymount Road Lower, Walkinstown,
Dublin 12
Applicant : Greg McGinn, AAI Walkinstown Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-June-2023 to comply with Condition No 22 of Grant of Permission No. SHD3ABP-309658-21, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner

OPERATIONAL WASTE & RECYCLING MANAGEMENT PLAN

AT

**WALKINSTOWN HOUSE
BALLYMOUNT ROAD LOWER
WALKINSTOWN
DUBLIN 12**



MONTANE

Prepared for

Montane Developments Ltd.

Prepared by

Traynor Environmental Ltd.

Reference Number

21.545 TE

Date of Issue

20th March 2023



Belturbet Business Park,

Creeny.

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Client: Montane Developments Ltd.

Traynor Env Ref: 21.545 TE

Status: Final

Date: 20th March 2023

Report Title:	Operational Waste & Recycling Management Plan
Doc Reference:	21.545 TE
Client:	Montane Developments Ltd.
Authorised By:	 Nevin Traynor BSc. Env, H.Dip I.T, Cert SHWW, Environmental Consultant

This report refers, within the limitations stated, to the condition of the site at the time of the report. No warranty is given as to the possibility of future changes in the condition of the site. The report as presented is based on the information sources as detailed in this report, and hence maybe subject to review in the future if more information is obtained or scientific understanding changes.

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1.0 INTRODUCTION

This Operational Waste Management Strategy (the 'Strategy ') has been prepared by Nevin Traynor BSc.Env, HDIP IT, Cert SHWW, IAH of Traynor Environmental Ltd on behalf of Montane Developments Ltd. ('The Applicant ') in support of the proposed Walkinstown House development (hereafter referred to as the 'Proposed Development') within South Dublin County Council. The principal aim of this Strategy is to demonstrate how the Proposed Development has considered sustainable methods for waste and recycling management during its operation. Furthermore, with regards to waste and recycling management within the Proposed Development, this Strategy has the following aims:

- To contribute towards achieving current and long-term government, Eastern Midlands Region (EMR) and South Dublin County Council targets for waste minimisation, recycling, and re-use.
- To comply with all legal requirements for handling operational waste.
- To achieve high standards of waste management performance, through giving (and continuing to give) due consideration to the waste generated by the Proposed Development during its operation; and
- To provide the Proposed Development with a convenient, clean, and efficient waste management strategy that enhances the operation of the Proposed Development and promotes recycling.

It is important to note that the South Dublin County Council is part of the Eastern Midlands Region. The Eastern Midlands Region comprises of Dublin City Council, Dun Laoghaire – Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath, and Wicklow County Council. This Strategy provides a review of the requirements placed upon the Proposed Development under national legislation and implemented policy at all levels of government (i.e., national (Ireland), regional (EMR), district and local (South Dublin County Council). Consideration has also been given to requirements included in local standards and guidance documents (i.e., DoEHLG, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018) in line with the Regional Waste Management Plan and British Standard Waste Management in Buildings, Code of Practice (BS 5906:2005) to comply with relevant objectives and targets. Estimate volumes of waste generated during operation of the Proposed Development have been provided in the report which also include a breakdown of the waste management process, which details waste handling, storage area provision, and collection arrangements. All waste reduction measures are compliant with BS 5906:2005, Eastern Midlands Region (EMR) and Sustainable Urban Housing: Design Standards for New Apartments which are also discussed in this strategy.

2.0 LEGISLATION/ PLANNING POLICY

A summary of the European, national regional and local planning policy relevant to the Proposed Development is outlined in the section below. It should be noted that this summary identifies those elements of the policy or guidance applicable to waste management within the Proposed Development.

2.1 International and European Policy

The EU Waste Framework Directive (EU WFD) provides the overarching legislative framework for the collection, transport, recovery, and disposal of waste, and includes a common definition of waste. It encourages the prevention and reduction of harmful waste by requiring that Member States put waste control regimes into place. These waste management authorities and plans should ensure that necessary measures exist to recover or dispose of waste without endangering human health or causing harm to the environment and includes permitting, registration and inspection requirements.

The directive also requires Member States to take appropriate measures to encourage firstly, the prevention or reduction of waste production and its harmfulness and secondly the recovery of waste by means of recycling, re-use or reclamation or any other process with a view to extracting secondary raw materials, or the use of waste as a source of energy. The directive also puts an end to co-disposal of waste streams.

The definition of waste for the Ireland is governed by the EU WFS as:

"Any substance or object...which the holder discards or intends or is required to discard."

It is the responsibility of the holder of a substance or object to decide whether or not they are handling waste. The European Protection Agency is the authority responsible for enforcing waste management legislation in Ireland, but where there is a disagreement as to whether or not something is waste it is ultimately a matter for the courts to decide.

The European Waste Catalogue In 1994, the *European Waste Catalogue* and *Hazardous Waste List* were published by the European Commission. In 2002, the EPA published a document titled the *European Waste Catalogue and Hazardous Waste List*, which was a condensed version of the original two documents and their subsequent amendments. This document has been replaced by the EPA 'Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous' which became valid from the 1st of June 2015. This waste classification system applies across the EU and is the basis for all national and international waste reporting, such as those associated with waste collection permits, COR's, permits and licences and EPA National Waste Database.

The European Landfill Directive is in place to reduce the negative effects of land filling on the environment and health. It aims to encourage waste minimisation and increased levels of recycling and recovery; the increased costs of land filling associated with compliance with the Directive will also encourage alternative waste management methods.

The first requirement of the regulations was a ban on the co-disposal of hazardous waste with non-hazardous waste in landfills. The Directive has also imposed a ban on whole tyres going to landfill since 2003, with this ban extending to shredded tyres from July 2006, while liquid wastes were banned from landfill from October 2007.

The Directive also brings with it, tighter site monitoring and engineering standards. This is supplemented by the European Waste Catalogue, which has extended the range of materials classified as 'hazardous', and the Waste Acceptance Criteria, which has introduced potential pre-treatment requirements.

2.2 National Policy

The Government issued a policy statement in September 1998 titled as '*Changing Our Ways*' which identified objectives for the prevention, minimisation, reuse, recycling, recovery and disposal of waste in Ireland. A heavy emphasis was placed on reducing reliance on landfill and finding alternative methods for managing waste. Amongst other things, *Changing Our Ways* stated a target of at least 35% recycling of municipal (i.e., household, commercial and non-process industrial) waste.

A further policy document '*Preventing and Recycling Waste – Delivering Change*' was published in 2002. This document proposed a number of programmes to increase recycling of waste and allow diversion from landfill. The need for waste minimisation at source was considered a priority.

This view was also supported by a review of sustainable development policy in Ireland and achievements to date, which was conducted in 2002, entitled '*Making Irelands Development Sustainable – Review, Assessment and Future Action*'. This document also stressed the need to break the link between economic growth and waste generation, again through waste minimisation and reuse of discarded material.

In order to establish the progress of the Government policy document *Changing Our Ways*, a review document was published in April 2004 entitled '*Taking Stock and Moving Forward*'. Covering the period 1998 – 2003, the aim of this document was to assess progress to date with regard to waste management in Ireland, to consider developments since the policy framework and the local authority waste management plans were put in place, and to identify measures that could be undertaken to further support progress towards the objectives outlined in *Changing Our Ways*.

In particular, *Taking Stock and Moving Forward* noted a significant increase in the amount of waste being brought to local authority landfills. The report noted that one of the significant challenges in the coming years was the extension of the dry recyclable collection services.

The policy document A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025 was published on the 4th of September 2020. The 'Waste Action Plan for a Circular Economy' goes beyond the management of waste and addresses how we look at resources more broadly, capturing and maximising the value of materials that may in the past have been discarded. A key objective of this Action Plan is therefore to shift the focus away back up the product life cycle, to remove or design out harmful waste, to extend the life of the products and goods used and prevent waste arising in the first place – consistent with the concept of a zero-waste future. The document sets out a number of actions, including the following:

- A move away from landfill and replacement through prevention, reuse, recycling, and recovery.
- A Brown Bin roll-out diverting 'organic waste' towards more productive uses.
- Introducing a new regulatory regime for the existing side-by-side competition model within the household waste collection market.
- New Service Standards to ensure that consumers receive higher customer service standards from their operator.
- Placing responsibility on householders to prove they use an authorised waste collection service.
- The establishment of a team of Waste Enforcement Officers for cases relating to serious criminal activity will be prioritised.
- Reducing red tape for industry to identify and reduce any unnecessary administrative burdens on the waste management industry.
- Design of waste management equipment and systems must be approved by the supplier.
- A review of the producer responsibility model will be initiated to assess and evaluate the operation of the model in Ireland.
- Significant reduction of Waste Management Planning Regions from ten to three.

In September 2020, the government released a new policy document outlining a new action plan for Ireland to cover the period of 2020-2025. This plan 'A Waste Action Plan for a Circular Economy' was prepared in response to the 'European Green Deal' which sets a roadmap for a transition to a new economy, where climate and environmental challenges are turned into opportunities.

It aims to fulfil the commitment in the Programme for Government to publish and start implementing a new National Waste Action Plan. It is intended that this new national waste policy will inform and give direction to waste planning and management in Ireland over the coming years. It will be followed later this year by an All of Government Circular Economy Strategy. The policy document shifts focus away from waste disposal and moves it back up the production chain. To support the policy, regulation is already being used (Circular Economy Legislative Package) or in the pipeline (Single Use Plastics Directive). The policy document contains over 200 measures across various waste areas including Circular Economy, Municipal Waste, Consumer Protection & Citizen Engagement, Plastics and Packaging, Construction and Demolition, Textiles, Green Public Procurement and Waste Enforcement.

Since 1998, the Environmental Protection Agency (EPA) has produced periodic 'National Waste (Database) Reports' detailing among other things estimates for household and commercial (municipal) waste generation in Ireland and the level of recycling, recovery and disposal of these materials. The 2018 National Waste Statistics, which is the most recent study published, along with national waste statistics web resource (August 2020) reported the following key statistics for 2018:

- **Generated** – Ireland produced 2,912,353 t of municipal waste in 2018, this is almost a five percent increase since 2017. This means that each person living in Ireland generated 600kg of municipal waste in 2018.
- **Managed** – Waste collected and treated by the waste industry. In 2018, a total of 2,865,207 t of municipal waste was managed and treated.
- **Unmanaged** – Waste that is not collected or brought to a waste facility and is therefore likely to cause pollution in the environment because it is burned, buried, or dumped. The EPA estimates that 47,546 t was unmanaged in 2018.
- **Recovered** – the amount of waste recycled, used as a fuel in incinerators, or used to cover landfilled waste. In 2018, around 85% of municipal waste was recovered, this is an increase from 77% in 2018.
- **Recycled** – the waste broken down and used to make new items. Recycling also includes the breakdown of food and garden waste to make compost. The recycling rate in 2018 was 38%, which is down from 41% in 2018; and
- **Disposed** – Less than a quarter (15%) of municipal waste was landfilled in 2018, this is a decrease from 23% in 2018.

2.3 Regional Level

The proposed development is located in the Local Authority area of South Dublin County Council. The *EMR Waste Management Plan 2015 – 2021* is the regional waste management plan for the area which was published in May 2015. This plan replaces the previous Dublin region plan due to changing National policy as set out in *A Resource Opportunity: Waste Management Policy in Ireland* and changes being enacted by the *Waste Framework Directive (2008/98/EC)*.

The regional plan sets out the following strategic targets for waste management in the region:

- A 1% reduction per annum in the quantity of household waste generated per capita over the period of the plan.
- Achieve a recycling rate of 50% of managed municipal waste by 2020; and
- Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices.

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Leinster Region, charges are approximately €130 - €150 per tonne of waste which includes a €75 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) (Amendment) Regulations 2015*. The *South Dublin County Council Development Plan 2022 – 2028*

sets out a number of objectives and actions for the South Dublin area in line with the objectives of the waste management plan.

Waste policies and objectives with a particular relevance to this development are:

Policy:

- **Policy IE7:** Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.

Objectives:

- **IE7 Objective 1:** *To encourage a just transition from a waste management economy to a green circular economy to enhance employment and increase the value, recovery and recirculation of resources through compliance with the provisions of the Waste Action Plan for a Circular Economy 2020-2025 and to promote the use of, but not limited to, reverse vending machines and deposit return schemes or similar to ensure a wider and varying ways of recycling.*
- **IE7 Objective 2:** *To support the implementation of the Eastern Midlands Region Waste Management Plan 2015-2021 or as amended by adhering to overarching performance targets, policies and policy actions.*
- **IE7 Objective 3:** *To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.*
- **IE7 Objective 4:** *To provide for and maintain the network of bring infrastructure (for example, civic amenity facilities, bring banks) in the County to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes.*
- **IE7 Objective 5:** *To ensure the provision of adequately sized public recycling facilities in association with new commercial developments and in tandem with significant change of use / extensions of existing commercial developments where appropriate.*
- **IE7 Objective 6:** *To ensure that green waste centres are provided in suitable locations to augment the local house to house collection system for compostable waste.*
- **IE7 Objective 7:** *To require the appropriate provision for the sustainable management of waste within all developments, ensuring it is suitably designed into the development, including the provision of facilities for the storage, separation and collection of such waste.*
- **IE7 Objective 8:** *To secure appropriate provision for the sustainable management of waste within developments, including the provision of facilities for the storage, separation and collection of such waste.*
- **IE7 Objective 9:** *To support the development of indigenous capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally practicable subject to the relevant environmental protection criteria for the planning and development of such activities being applied.*

2.4 Legislative Requirements

The primary legislative instruments that govern waste management in Ireland and applicable to the project are:

- Waste Management Act 1996 (No. 10 of 1996) as amended. Secondary legislation includes:
 - European Communities (Waste Directive) Regulations 2011 (SI 126 of 2011) as amended
 - Waste Management (Collection Permit) Regulations (S.I No. 820 of 2007) as amended
 - Waste Management (Facility Permit and Registration) Regulations 2007, (S.I No. 821 of 2007) as amended
 - Waste Management (Licensing) Regulations 2004 (S.I. No. 395 of 2004) as amended
 - Waste Management (Packaging) Regulations 2014 (S.I. 282 of 2014) as amended
 - Waste Management (Planning) Regulations 1997 (S.I. No. 137 of 1997) as amended
 - Waste Management (Landfill Levy) Regulations 2015 (S.I. No. 189 of 2015) as amended by S.I. No. 182 of 2019, reg 3
 - European Union (Waste Electrical and Electronic Equipment) Regulations 2014 (S.I. No. 149 of 2014) as amended
 - European Union (Batteries and Accumulators) Regulations 2014(S.I. No. 283 of 2014) as amended
 - Waste Management (Food Waste) Regulations 2009 (S.I. 508 of 2009), as amended
 - European Union (Household Food Waste and Bio-waste) Regulation 2015 (S.I. No. 430 of 2015)
 - Waste Management (Hazardous Waste) Regulations, 1998 (S.I. No. 163 of 1998) as amended
 - Waste Management (Shipments of Waste) Regulations, 2007 (S.I. No. 419 of 2007) as amended
 - European Communities (shipments of Hazardous Waste exclusively within Ireland) Regulations 2011 (S.I. No.342/2011)
 - European Communities (Transfrontier Shipment of Waste) Regulations 1994 (SI 121 of 1994)
 - European Union (Properties of Waste which Render it Hazardous) Regulations 2015 (S.I. No. 233 of 2015)
- Environmental Protection Act 1992 (No. 7 of 1992) as amended.
- Litter Pollution Act 1997 (No. 12 of 1997) as amended.
- Planning and Development Act 2000 (No. 30 of 2000) as amended.

2.5 Responsibilities of the Waste Producer

The waste producer is responsible for waste from the time it is generated through until its legal disposal (including its method of disposal.) Waste contractors will be employed to physically transport waste to the final waste disposal / recovery site.

It is therefore imperative that the residents, commercial tenants, and the proposed facilities management company undertake on-site management of waste in accordance with all legal requirements and employ suitably permitted/licenced contractors to undertake off-site management of their waste in accordance with all legal requirements. This includes the requirement that a waste contractor handle, transport, and reuse/recover/recycle/dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities.

A collection permit to transport waste must be held by each waste contractor which is issued by the National Waste Collection Permit Office (NWCPO). Waste receiving facilities must also be appropriately permitted or licensed. Operators of such facilities cannot receive any waste, unless in possession of a Certificate of Registration (COR) or waste permit granted by the relevant Local Authority under the *Waste Management (Facility Permit & Registration) Regulations 2007* as amended or a waste or IED (Industrial Emissions Directive) license granted by the EPA. The COR/permit/license held will specify the type and quantity of waste able to be received, stored, sorted, recycled, recovered and/or disposed of at the specified site.

2.6 South Dublin County Council Bye-Laws 2018

These Bye-Laws for the Segregation, Storage and Presentation of Household and Commercial Waste were designed to repeal South Dublin County Council Household Waste Bye-Laws 2012 and South Dublin County Council (Storage, separation at source, presentation and collection of commercial waste) Bye-Laws 2007. The Bye-Laws commenced on the 3rd December 2018 and place legal obligations on the waste producer in terms of the way waste is stored and managed on a site/premises. Dry recyclables must be segregated at source, and bio-waste (organic) must be segregated if a collection service is available. Waste must be presented in approved containers that are kept in a reasonable state and only presented for collection in approved areas and times by the Council. Key requirements under these bye-laws are:

- Kerbside waste presented for collection shall not be presented for collection earlier than 8.00pm on the day immediately preceding the designated waste collection day;
- All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 8:00am on the day following the designated waste collection day;
- Neither recyclable household kerbside waste nor food waste arising from households shall be contaminated with any other type of waste before or after it has been segregated; and
- A management company, or another person if there is no such company, who exercises control and supervision of residential and/or commercial activities in multi-unit developments, mixed-use developments, flats or apartment blocks, combined living/working spaces or other similar complexes shall ensure that: o separate receptacles of adequate size and number are provided for the proper segregation, storage and collection of recyclable household kerbside waste and residual household kerbside waste;
- additional receptacles are provided for the segregation, storage and collection of food waste where this practice is a requirement of the national legislation on food waste;
- the receptacles referred to in paragraphs (a) and (b) are located both within any individual apartment and at the place where waste is stored prior to its collection;
- any place where waste is to be stored prior to collection is secure, accessible at all times by tenants and other occupiers and is not accessible by any other person other than an authorised waste collector,
- written information is provided to each tenant or other occupier about the arrangements for waste separation, segregation, storage and presentation prior to collection;
- an authorised waste collector is engaged to service the receptacles referred to in this section of these bye-laws, with documentary evidence, such as receipts, statements or other proof of payment, demonstrating the existence of this engagement being retained for a period of no less than two years. Such evidence shall be presented to an authorised person within a time specified in a written request from either that person or from another authorised person employed by South Dublin County Council; and
- receptacles for kerbside waste are presented for collection on the designated waste collection day.

2.7 Summary of Segregation, Storage and Presentation of Household and Commercial Waste

A) General Principals for Waste Storage Areas design

1. A defined pedestrian route from apartment areas to the nearest waste storage area
2. Waste storage areas will be so as not present any safety risks to users.
3. A non-slip surface within the waste storage area
4. Adequate ventilation to avoid the creation of stagnant air or foul odours.
5. Appropriate sensor-controlled lighting.
6. Suitable wastewater drainage points and water supply points will be installed in the bin storage area for cleaning and disinfecting.
7. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.
8. Measures to control access to waste storage areas.
9. Adequate space for separate storage of general mixed waste, general recyclable waste, organic, glass WEEE and hazardous waste
10. Worst case sizing of waste storage containers with reference to BS 5906:2005.Waste Management in Buildings – Code of Practice

B) Within Residential Units

1. Provision of sufficient space for the storage of general domestic waste, green recyclable waste, glass waste and organic waste.
2. Each apartment shall include individual waste storage bins which shall be sized to allow their easy manual handling to be brought to the central waste storage area.

C) Initial Waste Management

1. Provision of a full waste collection service from the date of first occupation of units in the development.
2. Provision of a guidance document to all occupants from the date of first occupation of units in the development.

D) Waste Collection system

1. Identification of a suitable location within the curtilage of the development where the waste bins can be left out for collection.
2. Access for waste collection trucks, including design of turning circles and headroom requirements.
3. Avoidance of traffic hazard
4. Avoidance of environmental pollution, including visual pollution, environmental nuisance and litter
5. Door access to bin area that allows for 1100litre bins plus 20% over width.
6. Robust design of doors to bin area incorporating steel sheet covering where appropriate.

2.8 Regional Waste Management Service Providers & Facilities

Various contractors offer waste collection services for the residential and commercial sector in the South Dublin Council. Details of waste collection permits (granted, pending, and withdrawn) for the region are available from the NWCPO. As outlined in the new regional waste management plan, there is a decreasing number of landfills available in Ireland. Only three municipal solid waste landfills remain operational and are all operated by the private sector. There are a number of other licensed and permitted facilities in operation in the region including waste transfer stations, hazardous waste facilities and integrated waste management facilities. There are two existing thermal treatment facilities, one in Duleek, Co. Meath and a second facility in Poolbeg in Dublin. A copy of all CORs and waste permits issued by the Local Authorities are available from the NWCPO website and all waste/IED licenses issued are available from the EPA. There are a number of Bring Centre is the Dublin 12 area.

2.9 Policy Context

Development Plan Policy generally sets out guidelines for waste management which conform to the European Union and National Waste Management Hierarchy as follows:

- Waste Prevention
- Minimisation
- Re-use
- Waste Recycling
- Energy Recovery
- Disposal



This guidance is subject to economic and technical feasibility and environmental assessment. Council's Waste Management Strategy is firmly grounded in EU and National policy and can be summarised by the waste hierarchy of prevention, recycling, energy recovery and disposal.

3.0 DESCRIPTION OF THE PROJECT

3.1 Location, Size and Scale of the Development

The development will consist of 164 apartments along with a new crèche and retail unit area.

Block	Number of Units			Total
	1-Bed	2-Bed	3-Bed	
Block 1A	59	98	7	164

Table 1.0 Residential Development Unit Mix

Area	Services & Amenities	Floor Space m ²
Ground Floor	Crèche	499.1 m ²
Total		499.1 m²

Table 2.0 Non-Residential Floor Areas

3.2 Typical Waste Categories

The predicted waste types that will be generated at the proposed development include the following:

- **Dry Mixed Recyclables (DMR)** – includes Newspaper / General paper Magazines, Cardboard Packaging, Drink (Aluminum) Cans, Washed Food (Steel/Tin) Cans, Washed Tetra Pak Milk & Juice Cartons, Plastic Bottles (Mineral/Milk/Juice/Shampoo/Detergents), Rigid Plastics. (Pots/Tubs/Trays*)
- **Mixed Non-Recyclables (MNR) / All General Waste** – Nappies, soiled food, packaging, old candles, plasters, vacuum cleaner contents, broken delph, contaminated plastics.
- **Organic (food) Waste** – Bread, pasta and rice, Meat, fish, poultry bones, out of date food (no plastic packaging), Tea Bags, Coffee grounds and paper filters. Fruit and vegetables (cooked and uncooked). Food soiled cardboard or paper (no coated paper) Eggs and dairy products (no plastic packaging) Paper napkin and paper towels.
- **Glass**

In addition to the typical waste materials that will be generated on a daily basis, there will be some additional waste types generated in small quantities that will need to be managed separately including:

- Green/garden waste - may be generated from internal plants and external landscaping carried out by the management company.
- Textiles
- Batteries
- Waste electrical and electronic equipment (WEEE)
- Chemicals (solvents, pesticides, paints, adhesives, resins, detergents, etc.)
- Furniture (and from time-to-time other bulky wastes)

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling, and recovery of waste with diversion from landfill wherever possible. Residents will be required to take these waste types as required to the local civic centre.

3.3 European Waste Codes

Under the classification system, different types of wastes are fully defined by a code. The List of Waste (LoW) code (also referred to as European Waste Code or EWC) for typical waste materials expected to be generated during the operation of the proposed development are provided in the Table below 3.0.

Waste Material	LoW Code
Paper and Cardboard	20 01 01
Plastic	20 01 39
Metals	20 01 40
Mixed Municipal Waste	20 03 01
Glass	20 01 02
Biodegradable Kitchen Waste	20 01 08
Oils and Fats	20 01 25/26*
Biodegradable garden and park wastes	20 02 01
Textiles	20 01 11
Batteries and accumulators*	20 01 33*-34
Printer Toner / Cartridges*	20 01 27* -28
Green Waste	20 02 01
Waste electrical and electronic equipment*	20 01 35*-36
Chemicals (solvents, pesticides, paints & adhesives, detergents etc)*	20 01 13 / 19 /27 / 28 / 29* 30
Fluorescent tubes and other mercury containing waste*	20 01 21*
Bulky wastes	20 03 07

Table 3.0 LoW Code

3.4 Methodology

3.4.1 Residential Calculation Methodology

Waste arisings were calculated in accordance with BS 5906:2005 and included a provision of 5 litres (L) of food waste per residential unit per week. These guidelines determine the minimum capacity for waste storage space to be allocated and are as follows:

- 30 litres (L) per unit + 70L per bedroom (see Table 4.0 for further details).
- Split 50:50 between DMR and residual waste; and
- 5L per residential unit for food waste.

Number of Bedrooms	Weekly Waste Arisings per Unit (L)			
	DMR	Food Waste	MNR	Total
1 Bedroom	50	5	50	105
2 Bedroom	85	5	85	175
3 Bedroom	120	5	120	245

Table 4.0 Weekly Waste Arisings Methodology

3.4.2 Commercial Calculation Methodology

BS 5906:2005 provides a methodology for the calculation of waste arisings from the Crèche, however based on our experience 5 L per m² NIA is more appropriate. These calculation methodologies are outlined within Table 5.0 of this Strategy. A 50:50 split between DMR, and residual waste has been assumed for the communal areas.

Land Use Class	Waste Storage Requirements	Waste Stream Ratios
Crèche	5L per m ² NIA	50: 50 DMR: Residual

Table 5.0 Crèche Waste Arising Calculations (Weekly)

4.0 ESTIMATED WASTE ARISING

The estimated quantum/volume of waste that will be generated from the residential units has been determined based on the predicted occupancy of the units and is presented in table 6.0 below.

Waste Volume (L/week)					
Block	Organic Waste	Mixed Dry Recyclables	Mixed Municipal Waste	Glass	Total
Block 1A	820	12,120	12,120	820	25,880
Total	820	12,120	12,120	820	25,880

Table 6.0 Residential Waste Prediction (L/per week)

Non-Residential Floor Areas	Location	Area (Sq.m)	Area (sq.) GIA	Area (sq.) (NIA)	DMR Recycling	Food Waste	MNR Residual	Glass	Total (L)
Crèche	Block 1A	499.1	459.2	384.31	1921.54	20	1921.54	10	3873.08

Table 7.0 Crèche Waste Predictions (L/per week)

4.1 Waste Storage and Collection

This section provides information on how waste generated within the development will be stored and how the waste will be collected from the development. This has been prepared with due consideration of the proposed site layout as well as best practice standards, local and national waste management requirements including those of South Dublin Council. In particular, consideration has been given to the following documents:

- BS 5906:2005 Waste Management in Buildings – Code of Practice.
- EMR Waste Management Plan 2015 – 2021.
- South Dublin Council Waste Bye-Laws (2018).
- DoEHLG, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018).

4.2 Residential Waste and Recycling Management and Storage Strategy

It is required that space be provided for recycling bins to accommodate 50% of the total weekly volume. This is in line with the BS5906:2005 requirements. Residual waste (MNR) is required for 87.5% of the total weekly arising. For the purpose of the strategy Glass and Organic Waste is required for 87.5% of the total weekly arising.

Block	Number of Bins Required for a Weekly Collection			
	MNR	Organic	DMR	Glass
Block A	EPAC Compactor	4 x 240L	EPAC Compactor	4 x 240L

Table 8.0 Residential Storage Requirements

Location	Number of Bins Required for a Bi - Weekly Collection			
	MNR	Organic	DMR	Glass
Crèche	1No. 1100 L Bin	1 x 240L	1No. 1100 L Bin	1 x 240L

Table 9.0 Crèche Requirements

4.3 Waste Storage Residential Units

Provision is made for the segregation and storage of domestic waste within each unit. Each unit is provided with bins in the kitchen area to enable the separation of waste into different waste streams – 1.) glass, 2.) food, 3.) DMR (Dry Mixed Recycling) and 4.) general waste (MNR). Sample images of bin types in each unit below.



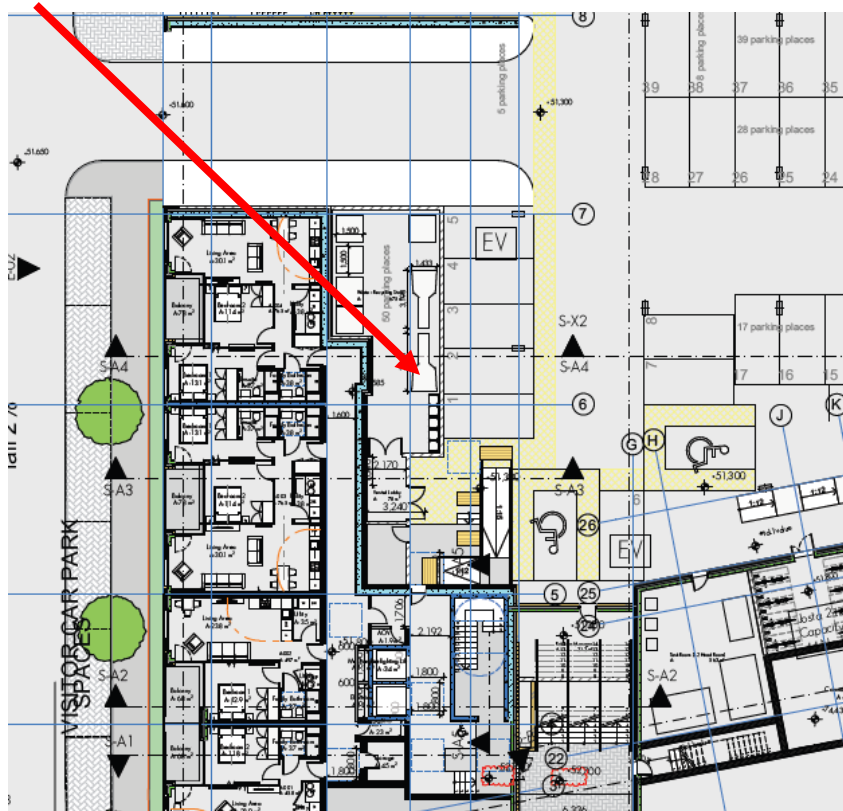
All Apartment Blocks

The proposed Residential Development will ensure access for all (including people with disabilities) in a brightly lit, safe & well sighted area, spacious enough for easy manoeuvrability, good ventilation and ready access if required for the control of potential vermin. Sufficient access and egress will be provided to enable receptables to be moved easily from the storage area to an appropriate collection point within the curtilage of the development. Each apartment will include individual waste storage bins which shall be sized to allow their easy manual handling to be brought to the central waste storage area (WSA). It is anticipated that DMR, MNR, organic waste and glass will be collected on a weekly basis. Residents will be expected to take all waste arisings from their units to the appropriate residential waste storage area. Residents will be required to segregate their waste into the following waste categories within their own apartment units:

- DMR.
- MNR.
- Organic waste; and
- Glass.

The proposed Waste Storage Area is located on the ground level as per Figure 1.0. The WSA will comprise of 2 Epac Mini-Compactors for Dry Mixed Recyclables and Mixed Non Recyclables. Glass and Brown bins will also be located in this WSA. The WSA will have secure access with either key or fob to ensure only residents may place waste in the WSA. Epac Mini-Compactors are proposed to ensure that the site is maintained and kept clean. The site will be fully managed and the On Site Management Company will be responsible for the maintaining the WSA. The proposal of the Epac Mini Compactors is based on a similar site which received planning from South Dublin County Council located at St. Edmund’s, St. Loman’s Road, Palmerstown, Dublin 20 (Planning Reg Ref ABP-305857) on behalf of Moykerr Limited. Residents of Block B will have safe access for accessing the WSA.

Figure 1.0 Waste Storage Area



Photograph of Proposed EPAC Compactor Serviced By AES Environmental Ltd From Similar Development.



Photograph of Proposed EPAC Compactor Serviced By AES Environmental Ltd From Similar Development.



Photograph of Glass Bins Serviced By AES Environmental Ltd From Similar Development.



Photograph of WEEE stored and ready for collection, Serviced By AES Environmental Ltd From Similar Development.



Photograph of Brown Bins Serviced By AES Environmental Ltd From Similar Development



On collection day, the FIBCs will be brought from the WSA up to the waste collection point by the Waste management company personnel. New FIBC bags are then left in the WSA Room. Wheelie bins for glass and brown bins are brought up to the WSA on the day of collection and once emptied are brought back down to the WSA.

4.2.6 Waste Storage – Crèche/Retail

The Crèche/Retail space will be required to segregate their waste into the following waste categories within their own unit: It is the understanding of Traynor Environmental Ltd, that a retailer is going to prepare their own waste management plan for the Retail.

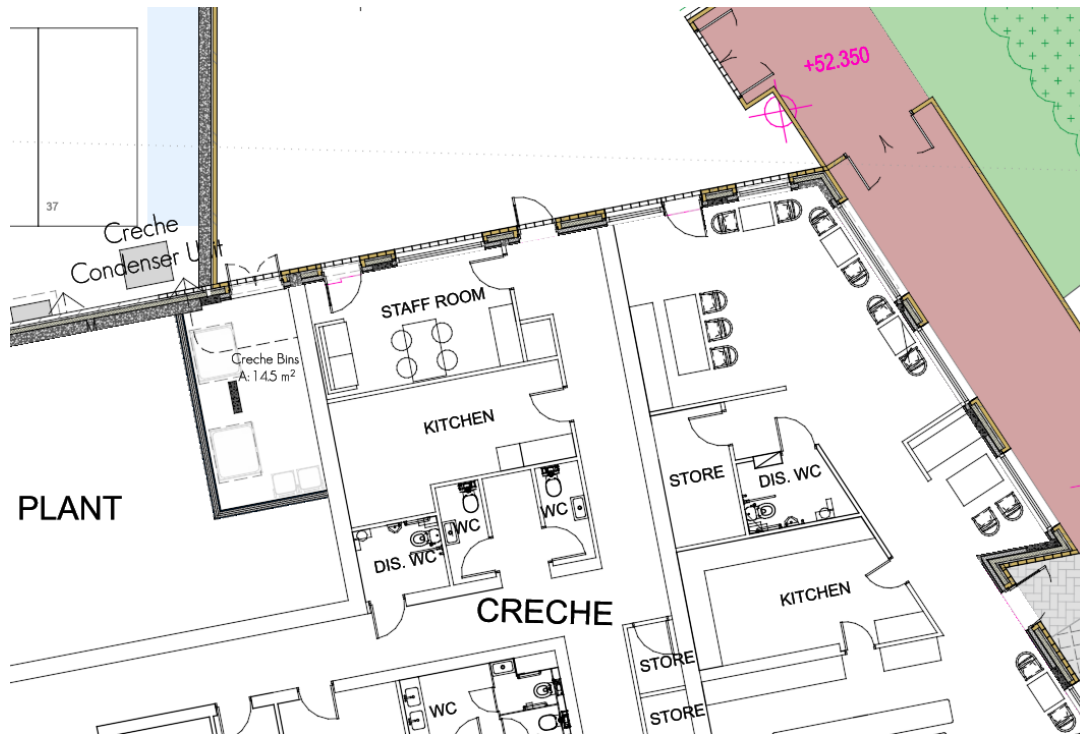
- DMR;
- MNR;
- Organic waste; and
- Glass

In relation to the Crèche the staff will need to bring segregated DMR, MNR, Organic and Glass waste to the WSA located adjacent to the external play space. All bin/containers should be clearly labelled, and colour coded to avoid cross contamination of the different waste streams. Signage should be posted on or above the bins to show which wastes can be put in each bin.

Waste materials such as batteries, WEEE and printer toner/cartridges may be generated within the units, but it is anticipated that they will be generated infrequently (if they do arise). Temporary storage areas may be identified within the units for these items pending collection by an authorised waste contractor. Collections will be carried out bi-weekly for the Crèche for DMR and MNR Bins. Glass and Organic Bins will be collected every 2 weeks.

The Creche bins to accommodate the 2 no. 1100l bins and 2 no. 240l bins as advised, with dashed line indicated space for access.

Figure 2.0 Waste Storage Area – Crèche



4.4 Waste Collection Contractors

There are numerous private contractors that provide waste collection services in the Dublin 12 area who hold a valid waste collection permit for the specific waste types collected. All waste collected must be transported to registered/permited/licensed facilities only. All waste requiring collection by the appointed waste contractor will be collected from the designated waste collection points depending on the agreement. The empty bins will be promptly returned to the appropriate WSAs. All waste receptacles presented for collection will be clearly identified as required by waste legislation and the requirements of the South Dublin Council Bye-Laws. Also, waste will be presented for collection in a manner that will not endanger health, create a risk to traffic, harm the environment or create a nuisance through odours or litter.

4.5 Additional Waste Materials

There is likely to be a small component of the overall waste arisings from the Proposed Development that will comprise other waste streams, such as WEEE, printer and toner cartridges, and fluorescent light tubes, etc. Residents will be required to take these waste types as required to the local civic centre.

4.6 Waste Storage Area Design

This area will be installed in accordance with BS 5906:2005.

- The walls and roofs of the bin stores will be formed of non-combustible, robust, secure, and impervious material, and have a fire resistance of one hour.
- All containers for waste, including recyclable material, will be easily accessible to both the occupier and waste collector.
- Waste stores will be designed and located in such a way as to limit potential noise disturbance to residents.
- Storage areas for waste and DMR will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings.
- Waste storage sites will include areas for instructional signage detailing correct use of the facilities.
- The entrance of the waste storage room will be free from steps and projections.
- Where the area is to be enclosed in a roofed building, adequate ventilation will be provided. Permanent ventilators will be provided giving a total ventilation area of not less than 0.2m².

- Contain electrical lighting by means of sealed bulkhead fittings (housings rated to IP65 in BS EN 60529:199 for the purpose of cleaning down with hoses and inevitable splashing. Luminaires will be low energy light fittings or low energy lamp bulbs, controlled by proximity detection or a time delay button to prevent lights being left on; and
- Gullies for wash down facilities will be positioned so as not to be in the track of container trolley wheels.
- CCTV Should be installed.

In addition to the above requirements, based on past experience and best practice the storage of waste materials will include the following provisions:

- Waste storage facilities will not block any utility service points.
- Waste storage areas will not obstruct sight lines for pedestrians, drivers, and cyclists, if doors open outwards, they will not open onto a road or highway.
- Waste containers will be inside or at least enclosed. If bins are outside, they will be secured in a compound; Information packs will be provided to residents to include full information on available recycling facilities.
- Colour coding will be used for bins of different streams; and any internal storage areas adjacent to a fire escape route will be fitted with fire doors, automatic fire detection and a sprinkler system and comply with the Building Regs.
- The facilities management company will be required to maintain the bins and their WSAs in good condition. All residents will be made aware of the waste segregation requirements and waste storage arrangements.

5.0 WASTE COLLECTION REQUIREMENTS

In line with BS 5906:2005 and South Dublin County Council Bye Laws 2018 guidance, the following collection requirements have been designed into the Proposed Development in order to comply with all mandatory waste storage requirements:

5.1 BS 5906 2005

All paths used to transport bins from the storage area to the collection point will have a minimum width of 2m, be free from kerbs or steps, have a solid foundation and be finished with a smooth, continuous finish. Based on the clearance height and tonnage specified by the dimensions of a standard waste collection vehicle have been used to undertake the swept path analysis. The reversing distance should not normally exceed 12m. Waste collection operatives should also walk no further than 25m from the truck to the collection point (temporary or permanent location).

Dimensions	
Width	2.53 metres
Gross vehicle weight	26 tonnes
Length	11.2 metres
Clearance Height	4.75m (Any part of a building through which a waste collection vehicle passes must have a minimum clear height of 4.75 m, to allow for overhead fixtures and fittings)
Turning Circle (diameter)	9.5 metres

Table 8.0 Collection Vehicle Dimensions: Waste/Recycling Collection Vehicle

6.0 CONCLUSIONS

The Proposed Development will be achieved with high standards of waste management performance. As such, due consideration has been given to waste which will be generated by the Proposed Development during its operation. Waste management within the Proposed Development has the following aims:

- To contribute towards achieving current and long-term government, South Dublin County Council and EMR targets for waste minimisation, recycling, and reuse.
- The proposed use of Epac Balers in a dedicated Waste Storage Area for the residential blocks is based on industry best practice and previous approval for a similar development which received planning by South Dublin County Council.
- To ensure that all legal requirements for the handling and management of waste during the operation of the Proposed Development are complied with; and
- To provide tenants with convenient, clean, and efficient waste management systems that enhance the operation of the buildings and promote high levels of recycling.

In summary, this OWRMP presents a waste strategy that complies with all legal requirements, waste policies and best practice guidelines and demonstrates that the required storage areas have been incorporated into the design of the development.

Leading the future of urban waste solutions

In collaboration with  epac



At AES Bord na Móna we are committed to providing the best waste management and resource recovery service throughout Ireland. As part of the Bord na Móna group, our customers trust us to continually innovate in order to handle waste in the best way possible, and bring sustainable waste management solutions to the market.



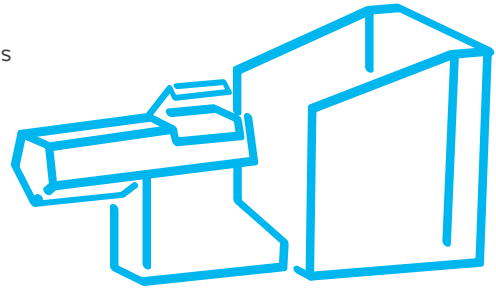
The Epac mini compactor, a new innovation in waste management

AES Bord na Móna, in collaboration with the Irish company Lodestone Engineering, are pleased to introduce the **Epac mini compactor**.

Designed and made in Ireland, this compactor system is a new innovation in waste management. The Epac compactor is a patented system, it comprises of a tube and enclosed bag which is a complete breakaway from traditional methods of collection; creating a transformative impact in waste collection, particularly in urban and built up areas.

This system is a cost effective and economical solution, will reduce the customer's carbon footprint and create a cleaner, smaller waste environment.

The Epac compactor has been designed with the end user and safety in mind. As an automated operation, there are no buttons to press or complicated sequence to follow. It's as simple as opening the door and placing the waste inside, the compactor does the rest.



It is the ideal solution in almost any location:

- Offices**
- Light industry**
- Colleges/
Large campuses**
- Multi-tenanted buildings**
- Apartments**
- Hospitals**
- Retail and shopping centres**

There are many benefits to the Epac system:





Space Saving

One of the key advantages of the Epac system is it only requires the space of just one car park space. The enclosed bag comes in two sizes; a two cubic metre bag which will store the equivalent of ten 1100 litre bins and a three cubic metre bag storing the equivalent of fifteen 1100 litre bins. This can result in overall cost savings.

Its small footprint allows it to be put into locations with no commercial value. New developments can benefit hugely whereby floor space can be freed up

and allocated elsewhere. The need to route power and extraction equipment to remote waste room locations is no longer required, reducing build and future maintenance and running costs. Savings for existing developments can be achieved also; the maintenance, labour and upkeep costs associated with multiple waste rooms is removed and allows areas to be used for more commercial enterprise.



**One car
parking space**



**2m³ Bag =
ten 1100L bins**

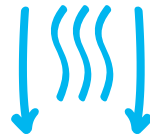


**3m³ Bag =
fifteen 1100L bins**



Cleaner waste environment

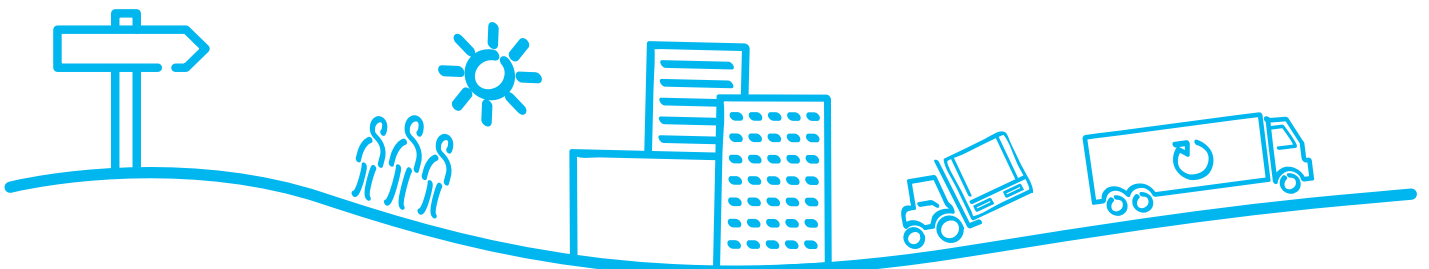
Epac uses specialist bags. These bags are designed to contain odours, removing the smell normally associated with bins. As the bag sits on a standard pallet it can easily be changed for a new bag with the use of a normal pallet truck. Each new bag is fresh and clean, they are hydrophobic to prevent spillages and can be used with all types of domestic, recycling and light industrial waste. The system is naturally sanitary and prohibits the habitation and reoccurrence of rodents and insects.



Contains odours



**Bag is easily changed
using a standard pallet truck**





Ease of collections and reduced frequency

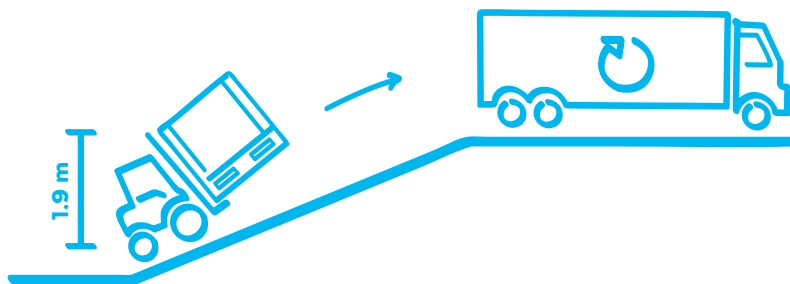
This innovative system dramatically reduces the time required for on-site collections. The large bag capacity allows for the reduction in the collections frequency from daily to weekly and it also allows for multiple waste types to be collected on the same day. The bag system within Epac will enable you the capacity to cope with peaks and troughs in your waste demands. When the bag is full you will simply be able to change it without the need for the waste contractor to be on site - endless capacity and no waiting. AES have invested in new forklifts letting us gain access to areas with height restrictions of less than 1.9 metres, giving the ability to service underground collection points. AES will tailor collections to suit your business needs.

Health and safety

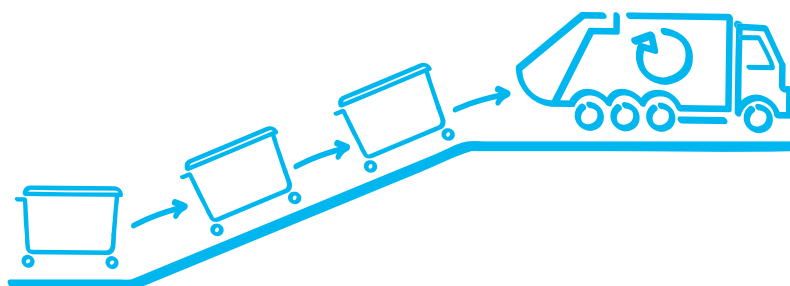
Further cost savings are achievable when it comes to Health and Safety as moving wheelie bins to a collection point is no longer required, for example pulling bins up ramps.

Labour costs

This will also result in reduced labour costs, as a standard wheelie bin would have to be transported up and down 15 times to carry the same volume to be removed as would fit into one of our three cubic metre bags. It is also a cleaner solution with no more dirty and broken bins on site.



Reduces collection time and frequency, 1 trip up and down.
New forklifts allow for increased access to height restricted areas



15 trips up & down needed for the same weight
in conventional bin collections





Easy installation and usability

The Epac is very easy to install and is single-phase, which means they use the standard electricity supply - it's just a matter of plugging the compactor into a standard socket. The power output used is less than what is required to power a hairdryer. This system cuts out the cost of expensive cabling and is a low energy requirement. They come fully CE certified and full on-site training will be provided.



Easy installation



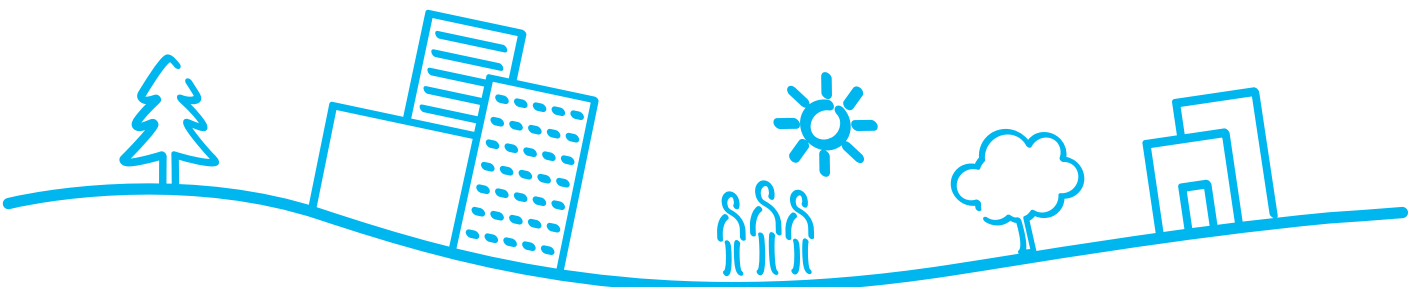
Powered by
single-phase



State of the art technology

The Epac compactor can also be fitted with added technology features where required such as:

- Pay by weight capabilities
- Restricted access system
- Remote capacity monitoring
- Pre-paid cards
- Real time waste data
- Debit or credit card functionality
- User ID using RFID technology



Make an enquiry about your waste management requirements



At AES Bord na Móna we see waste as a resource. We offer businesses more than just a waste collection service. Through our wealth of experience and industry knowledge, we understand that every business has different requirements and provide tailor made waste management solutions for our clients. We work with you to manage and recycle waste resources as efficiently as possible. Our services span all operational size requirements from small and medium enterprises, to larger corporate customers.

Contact us for more information on how AES Bord na Móna can build a waste management solution for you.



Visit www.aesirl.ie



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