



O'Whelan Connor Ltd
6 Northbrook Road
Dublin 6

**PLANNING & DEVELOPMENT ACTS 2000 - 2014 AND REGULATIONS MADE
THEREUNDER**

Decision Order No. PB/0033/15	Decision Date 21 January, 2015
Register Ref. FW14A/0144	Registered 19 November, 2014

Applicant Aldi Stores (Ireland) Limited

App. Type Permission

Development Permission for the construction of a mixed use residential and retail scheme comprising 1) Construction of a 2 storey commercial block fronting Weaver's Row, incorporating foodstore measuring 1,740sq m gross (1,254 sq m net), with ancillary off-licence sales area, at ground level including an external service area; a creche totalling 609 sq m at ground floor and first floor; 2) associated signage consisting of 2 internally illuminated fascia signs (5.11 sq m and 5.11 sq m), 1 none illuminated fascia sign 1.85 sq m, 1 no double sided internally illuminated pole sign to include opening hourswith a total area (front and back) of 10.22 sq m and 3.34 sq m; 2no. poster frame double sided signs at external trolley bay (3.45 sq m each) ; 3) a public plaza to the front of the commercial block; 4) Construction of 20 no. 3 storey 3 bed houses in two terraces (136 sq m each) ; 5) 140 no. surface car parking spaces, 100 to serve the commercial block and 40 to serve the houses; 6) 12 no cycle spaces; 7) Revised vehicular access off Weaver's Row; 8) All landscaping, boundary treatment and site development works.

Location Weaver's Row, Clonsilla, Dublin 15

Dear Sir/Madam,

With reference to your planning application received on 19 November, 2014 in connection with the above, I wish to inform you that before the application can be considered under the

above mentioned Acts, six copies of the following **additional information** must be submitted:

1. There is a concern with the lack of integration with the adjoining sites. Local objectives 581 and 590 of the 2011-2017 Fingal Development Plan require pedestrian and cycle route to the Canal lands and a pedestrian bridge across the Canal to the lands at Kellystown. The Clonsilla Urban Centre Strategy requires suitable provision for access to the lands to the east. Having regard to the foregoing you are requested to submit a revised site layout plan which incorporates suitable provision for future access to the Royal Canal, provision for a pedestrian bridge to the south of the subject site and the lands to the east of the subject site.
2.
 - i) The Clonsilla Urban Center Strategy requires an integrated mixed use development for opportunity site 3. Having regard to the subject site forming part of Opportunity Site 3 of the Clonsilla Urban Centre Strategy, a level integration, urban form and cohesion is required to achieve an appropriate layout that will provide for a high quality mixed use scheme. In order to address this issue, please submit a revised layout which clearly shows suitable access provision incorporating adjoining site to the west.
 - ii) You are also requested to liaise with the adjoining land owner to the west and submit an overall masterplan for the site.
3. There is a concern that the proposed layout does not provide for a level of integration of uses within the application site and the surface car parking is a dominant element. The segregation of uses proposed would result in disorderly form of development. You are requested to submit a revised layout which addresses the foregoing.
4. There is a concern regarding the potential for overlooking from the north facing dwellings on the eastern boundary of the site to the private open space of the adjoining existing residential scheme to the east. Please submit revised details which address this issue.
5. The Clonsilla Urban Centre Strategy requires a car park that will cater for the short term parking needs to village. Having regard to the foregoing you are requested to submit details of the proposed management and maintenance of the proposed car park and surface bicycle parking. Please include details of the management arrangement for the commercial/retail car parking area.
6.
 - i) In order to carry out a full assessment of the signage provision for the site, please submit details regarding the level of signage proposed for the crèche.
 - ii) The proposed totem sign is to be omitted from the proposed development.

7.
 - i) Please submit a revised landscape plan which indicates where the lamp standards are located in relation to proposed tree planting (no new tree within 7m of a lamp standard) as outlined within the Fingal Tree Strategy.
 - ii) Please also note new trees are to be planted within constructed tree pits, please details of same.
 - iii) Please submit a clear boundary treatment plan for the entire subject site.
 - iv) Please verify if the proposed segment of land adjoining the two proposed dwellings on the on the eastern boundary of the site, is to be part of the private open space for these two units.
 - v) The proposed grass margin along the western boundary of the site as is too narrow to maintain, please submit revised site layout to address the foregoing.
 - vi) Please submit a detailed landscape plan which clearly illustrates, private gardens, areas to be privately maintained by a management company and areas for taking in charge.
 - vii) Having regard to the quantum of open space proposed and proposed attenuation area located on same, resulting in the reduction of the usability of this area of open space, the Planning Authority are concerned that there is no usable public open space provision proposed within the scheme. You are requested to submit details to address the foregoing.

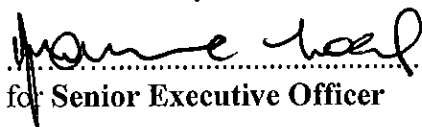
8.
 - i) Please submit a revised layout drawing, designed in accordance with DMURS, addressing the widths of the access roads, the lengths of the pedestrian crossing and width of the site entrance. Please note the access road is to be designed to taking in charge standard.
 - ii) Please submit a revised parking layout detailing how set down / drop-off of children attending the crèche is to be facilitated while avoiding reverse manoeuvres in close proximity to the proposed development.
 - iii) Please assess the trip attraction and generation rates for the crèche and include them in the turning movement assessment for the proposed development.
 - iv) Please provide projected traffic figures in accordance with the NRA guidelines for opening year +5 and opening year +15 with and without proposed development for the peak hour periods.
 - v) Please submit the source count data associated with the Traffic Impact Assessment.
 - vi) Please submit a drawing indicating what areas are to be taken in charge, if any.
 - vii) Please submit proposal for the delivery of a right turning lane on Clonsilla Road.
 - viii) Please submit information regarding a proposed bus stop location.
 - ix) Please include details of bicycle parking provision.
 - x) The applicant is advised to contact the Transportation Planning Section prior to the submission of any additional information.

Note to applicant:

If any submission resulting from the above request is received by the planning authority and it is considered that the information, evidence, revised plans, drawings and particulars received, as appropriate, contain significant additional information, including information in relation to effects on the environment, you must submit a revised newspaper notice and site notice, the format of which accords with Section 35 (1)(a)&(b) of the Planning & Development Regulations 2001 – 2013.

Please mark your reply “**ADDITIONAL INFORMATION**” and quote the Planning Reg. Ref. No. given above.

Yours faithfully


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for Senior Executive Officer

22 January, 2015.

N.B. In accordance with Article 33(3) of the Planning and Development Regulations 2006, where the above requirement is not complied with, the Planning Application shall be declared to be withdrawn after a period of 6 months.

NOTE: Please note that applicant is required to remove Site Notice on receipt of Notification from Planning Authority of decision.

NOTE: Please note all observations/submissions have been taken into consideration when making this decision.