



An
Bord
Pleanála

Inspector's Report 06F.248880

Development	Temporary change of use of retail warehouse unit C2/C3 to a licensed supermarket and all associated works.
Location	Retail park, Northwood Avenue, Santry Demesne.
Planning Authority	Fingal County Council.
Planning Authority Reg. Ref.	F17A/0068
Applicant(s)	Cosgrave Properties Developments Ltd.
Type of Application	Permission.
Planning Authority Decision	Grant with conditions.
Type of Appeal	Third party
Appellant(s)	Tesco Ireland
Observers	None
Date of Site Inspection	19 th October 2017
Inspector	Deirdre MacGabhann.

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1.0 Site Location and Description

- 1.1. The appeal site lies c.450m south east of junction 4 of the M50, c.200m to the east of the Ballymun Road (R108) and c. 120m east of Old Ballymun Road. It is situated c.1.5km north east of Ballymun town centre, within the former Santry Demesne. The site comprises an existing retail warehouse unit within Gulliver's Retail Park.
- 1.2. Gulliver's Retail Park comprises an L-shaped retail terrace with car parking to the south east of the terrace. Units are currently occupied by Homebase, Hickey's HomeFocus, Petmania, M-clearance, Eco Interiors, The Furniture Liquidator and Sports Medicine. Access to the retail park is from Northwood Avenue, to the south of the development. Separate delivery access is provided off Old Ballymun Road. Pedestrian and cyclist access is provided to the site from adjacent footpaths and cycle lanes (see photographs).
- 1.3. To the south east of the retail park is a small retail development comprising a drive through McDonalds and, in a separate building to the south, a Eurospar (with Subway and Insomnia franchises within the shop), Costa Coffee, a beauty salon, pharmacy, barbers, dry cleaner and medical centre. Car parking is provided immediately west of the retail development (McDonalds and Eurospar). It directly adjoins the car parking for the retail warehouse development but can be closed off from it by two gates, one on each side of the car park (photograph 5).
- 1.4. To the east of the retail centre is an office development (Swift Square), and beyond this a Sports Surgery Clinic and a nursing home. South of Northwood Avenue, development is primarily a mix of office and high density residential development. To the north of Santry Demesne is Santry River and a Tesco distribution centre.

2.0 Proposed Development

- 2.1. The proposed development comprises the change of use, for 10 years, of retail warehouse unit C2/C3 (gross floor area 1,710sqm), at Gulliver's Retail Park, to a licenced supermarket (off-licence c.52sqm), with replacement of previously permitted signage. A temporary use is sought in direct response to the planning context of the site and in particular the status of Metro North.
- 2.2. The application includes:

- Planning Report – It refers to the changing context for the proposed development, including the projected increase in residential population in the local area (section 6 of report) and states that the small/medium sized supermarket will serve the people living and working in Santry Demesne/Northwood area. In the context of the current Fingal County Development Plan 2011-2017, it states that the proposed development is consistent with (a) the land use zoning matrix and its location within a Level 4 Centre, and (b) that the temporary change of use will not prejudice the preparation of a Masterplan for the area or the provision of a new Metro North Scheme and would support the intensification of economic activity in the Metro North corridor.
- Retail Assessment – Indicates how the proposed development complies with national, regional and local retail planning policy and how the development differs from other retail developments in the area that have been refused permission by the planning authority or the Board.
- Traffic Impact Assessment – Estimates the number of trips that the proposed development would generate during construction and operation and assesses the impact of these on the public road network. The assessment assumes full occupation of the retail park, that the residential development granted on the adjoining land, under PA ref. F15A/0440 (see section 4.0 of this report), will have been constructed and includes c.15,000sqm of office accommodation to be provided on land adjacent to the site (page 9). The report concludes that the development can be accommodated within the local road network and at key junctions in the vicinity of the site, notably the Ballymun Road/Northwood Avenue junction and the Northwood Avenue/retail park roundabout junction.

2.3. The applicant's response to the planning authority's request for further information, included further information on:

- The need for the development having regard to existing and permitted land uses, peak footfall in the Eurospar development, the limited size of remaining units to accommodate a supermarket development and the appropriateness of the subject site for the development.
- The basis of the estimated traffic flows.

- Details of the previous amalgamation of units C2 and C3 and the proposed replacement signage (to conform with the signage permitted under PA ref. F07A/0692).

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The planning authority decided to grant permission for the proposed development (19th June 2017), subject to 10 conditions. Most of these are standard. Site specific conditions are as follows:

- No. 2 – Limits the duration of the permission to a period of 10 years.
- No. 3 – Limits trading hours.
- No. 5 – Requires elevational drawings of proposed signage.

3.2. Planning Authority Reports

3.3. There are two planning reports on file. The first report (5th April 2017) recommends further information in respect of the rationale for the proposed development (justification for development given its proximity to nearby Level 3 centres, assessment of alternative locations for the development in Santry demesne), deficiencies in the TIA (see comments made by Transportation Section below), the amalgamation of units C2 and C3 and further details in respect of proposed signage.

3.4. The second planning report (19th June, 2017) considers that the applicant:

- Has shown that there is an under provision of convenience retail space in the immediate area and that the proposed development, in the Level 4 centre, is in accordance with local, regional and national retail planning policy, the sites zoning objective and would not undermine the role of higher order retail centres in the vicinity.
- Has demonstrated that the subject site is an appropriate location for the development.
- Has addressed concerns raised by the Transportation Planning Section.

3.5. Technical Reports

3.6. The following technical reports are on file:

- Water Services (2nd March 2017) – No objections subject to conditions.
- Irish Water (3rd March 2017) – No objections, recommends conditions.
- Transportation – First report (28th March 2017) states that the traffic impact assessment seems to substantially over estimate the number of trips likely to be generated (by a factor of 5 and 10) and does not appear to have considered the existing permitted retail warehouse in calculating the additional trips. The second report (13th June 2017), concludes that the development would produce a minor intensification of use and has no objection to the application.

3.7. Prescribed Bodies

- TII (22nd March 2017) – States that insufficient data has been submitted to demonstrate that the development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site. Application should be referred to the NTA with regard to future Metro/BRT infrastructure.

3.8. Observations

3.8.1. The following observations were made in respect of the application by Tesco Ireland Ltd:

- Development is inconsistent with policy context:
 - Development would be contrary to retail hierarchy and planning policy and would impact on wider catchment (Ballymun Key District Centre, Santry Neighbourhood Centre/District Centre, Eurospar on Northwood Avenue and Aldi on Santry Avenue).
 - Inadequate justification for the proposed development.
 - Metro Economic Corridor not specifically intended to accommodate retail uses.

- Retail Planning Guidelines set out a presumption against large out of town retail centres in particular those located adjacent or close to existing, new or planned national roads/motorways.
- Development is premature pending completion of master plan for the surrounding area.
- Precedent that the development would set for future applications for retail uses in retail park and impact on bulky goods nature of retail park.

3.9. Further Responses

- 3.9.1. In response to correspondence from the Board, the National Transport Authority stated that the preferred route for the new Metro North scheme has not yet been identified, but having regard to the temporary change of use proposed, the Authority does not consider that the development will have an adverse impact on the future construction of the scheme.

4.0 Planning History

- 4.1. The appeal site and surrounding area has an extensive planning history. This is summarised in the Planning Report and not repeated in full here. However, I draw the Board's attention to the following:
- PA ref. F04A/1562 – This permission comprises the parent permission for the existing retail warehouse development at Santry Demesne (Gulliver's retail park). It extended to a site of 19.8ha and provided a mixed use development of 77,016sqm, to include 5 no. logistic warehouses, 35 no. two storey enterprise starter units, 4 no. 5 storey office blocks, 28 no. three storey own door office buildings, 7 no. single storey retail warehouse units, 3 no. two storey motor showrooms, 1 no. two storey amenity building, associated car parking space, ancillary office and staff facilities. Condition no. 2 of the permitted development states that the permission relates to the use of the retail warehouse for the sale of bulky non-food and non-clothing goods. The permission has been extended, with the most recent expiring in March 2020 (PA ref. F04A/1562/E2).

- Subsequently, under a number of permissions, modifications were made to a number of units within the above development, typically providing minor external and internal alterations, introduction of mezzanine levels, amalgamations and sub-division of units etc. These developments include:
 - PA ref. F07A/0692 - Amendments to the front elevation of units C2/C3 (subject site),
 - PA ref. F06A/1297 - Permitted car showrooms MS2 and MS3 were replaced with a single storey retail warehouse unit, now comprising unit C8 of the retail park.
 - PA ref. F11A/0065 and PL06F.238934 - Amalgamation of units C9 and C10. In their decision to grant permission, the Board required that the range of goods to be sold in the combined retail unit be limited to solely bulky goods (condition no. 2).
 - PA ref. F16A/0284 – Permission granted for the sub-division of retail warehouse unit C9/C10 (to the north east of the site), into two units C9 and C10 to include temporary change of use of Unit C10 from retail warehouse to sports medicine clinic for a period of 5 years.
- PA ref. F15A/0440¹ – Permission was granted for modifications to the parent permission (F04A/1562/E2) to replace 5 no. logistic warehouses, 23 no. three storey own door office buildings, 1 amenity building and associated car parking, originally permitted to the north east of the retail warehouse component of the development, with 374 no. residential units in 2 no. 6 storey apartment buildings, 1 no. 5 storey apartment building (to include a crèche), 120 no. two storey houses, 8 no. 5 bedroom houses and associated car parking, services, landscaping, playground etc.

4.2. In addition to the above, the following planning applications have been determined in respect of land to the west of the appeal site, immediately west of Old Ballymun Road:

¹ PL06F.246829 withdrawn.

- PA ref. F08A/0578 and PL06F.232869 – Permission granted for a mixed use development on the site, to include a licensed discount foodstore (the Board required the planning authority to amend a condition of its permission).
- PA ref. F11A/0223 – Permission was refused for a licensed discount foodstore on the site. No appeal made.
- PA ref. F11A/0065 and PL06F.238934 – Planning permission was refused by the Board for a mixed use development, which included a licenced discount foodstore. Reasons for refusal that the development was (i) contrary to the ME zoning objective of the site and other policy objectives of the plan and provided inadequate justification by means of sequential test to show that the site is the optimum for a convenience foodstore, and (ii) was premature pending the completion of a Local Area Plan for the area.
- F12A/0021 and PL06F.240482 - Permission was refused by the Board for a licensed discount foodstore on the site. Reasons included (i) that the low density, standalone development would be contrary to zoning objective of the site and policies of the plan for the Metro economic corridor, and (ii) premature pending the preparation of a local area plan for the area.
- PA ref. F13A/0297 and PL06F.242649 – Planning permission was refused by the Board for a mixed use development on the site which included a licensed discount foodstore. It was refused for very similar reasons to PL06F.240482 (above). The applicant refers to the Inspector’s report which states that, in his opinion, any new retail development should be directed to existing designated centres (Ballymun, Level 3, Santry Demesne, Level 4) and that deviation from the retail hierarchy should only be permitted on the basis of a sequential test.

5.0 Policy Context

5.1. National and Regional Guidelines

5.1.1. Relevant national and strategic policy documents, relevant to this appeal include:

- Retail Planning Guidelines for Planning Authorities, 2012.
- Retail Strategy for the Greater Dublin Area, 2008-2016.

5.1.2. These policy documents are referred, where required, in my assessment below.

5.2. **Development Plan**

5.2.1. The appeal site lies within the administrative area of the Fingal County Development Plan 2017-2023. It is zoned 'ME' comprising the Metro Economic Corridor (MEC). It also falls within the Northwood Masterplan Area 11.E and lies to the east of the proposed Metro North stop at Northwood.

5.2.2. The objective of ME zoning is to '*facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the MEC*' (Policy objectives ED 98, 99 and 100). And the vision for the zone includes that it '*Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the Metro within a setting of exemplary urban design..*'. Retail supermarkets, of up to 2,500sqm nfa, are permitted in principle in the zone.

5.2.3. The Development Plan states that masterplans will be prepared for identified areas as a means of guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner (Objective PM14 and PM15 and Objective SANTRY 5, Z03).

5.2.4. Section 6.8 of the Plan sets out policies and objectives in respect of the retail sector. Policy objective ED36 seeks to ensure that policies in relation to type, quantum and locations of retail floorspace provision are consistent with the requirements regional policy frameworks and national planning guidelines. Table 6.1 sets out the hierarchy of retail floorspace in the county. It includes Santry Demesne as a Level 4 'local centre' and policy objectives ED45 to ED47 apply (see attachments).

5.3. **Natural Heritage Designations**

5.3.1. The appeal site lies in an urban area and is substantially removed from any Natura 2000 sites. Nearest sites of nature conservation interest lie c.350m to the north east of the site and comprises Santry Demesne, proposed Natural Heritage Area (site code 000178). It is afforded protection under policy objective NH16 of the Plan (see attachments).

6.0 The Appeal

Grounds of Appeal

6.1. The first party appeal raises similar issues to those outlined in observations on the planning application.

- Permission is premature pending the final route selection of Metro North i.e. if the route is moved the current Metro Economic Corridor zoning may no longer be appropriate.
- It is inappropriate and contrary to national guidance to introduce a supermarket into a retail warehousing scheme.
- Granting of permission would lead to other retail warehousing units across the planning authority area being converted into supermarkets.
- 10-year permission is a long period and could prevent the development of more appropriate retail locations during that period.
- The Retail Planning Guidelines set out a presumption against out of town retail centres adjacent to national roads/motorways.
- The level of investment required to provide a high quality store, as required by the Development Plan, would be greater than most retailers would be willing to invest in a 10-year permission. Concerned that the store will provide a poor quality finish.
- Proposal is premature pending the completion of a masterplan for the area.

Planning Authority Response

6.2. The Planning Authority make the following additional comments in response to the appeal:

- The proposed development is limited in extent and makes use on an existing retail building that has been vacant for several years.
- The use is permitted in principle under the Metro Economic Corridor land use zoning objective.
- The site is centrally located within a designated Level 4 Retail Centre which has a demonstrated shortfall of existing convenience retail provision.

- The assessment of alternative locations for a supermarket within the vicinity demonstrates the site is the optimum location given it is adjacent to the existing local retail centre.
- The Northwood area of Santry has developed into a sizeable residential community in recent years and will continue to grow in future years on foot of recent permissions and noting the land use zoning objectives pertaining to the area.
- The development concerns the use of an existing retail building and will have no impact on route selection process for new metro north and similarly would not prejudice any future masterplan for the area.
- A temporary permission will allow the planning authority to re-examine the long term suitability of the development in 10 years when new Metro North is likely to be operational.
- As Santry Demesne is subordinate in the retail hierarchy to the neighbouring retail centres of Charlestown, Omni and Ballymun, it is considered unlikely that the development would have any impact on these centres (its retail offer is significantly less varied than that already available in other centres). Accordingly, the development will serve local retail needs and discourage car based travel.
- The proposed development overcomes the reasons for refusal of the Board in case PL06F.242649 (F13A/0297 – see section 4.0 of this report).

Applicant's Response

6.3. The applicant makes the following comments in response to the appeal:

- Premature pending final route selection new Metro North – Development is consistent with current Fingal County Development Plan which has included the Metro North route in the vicinity of Santry Demesne. Application should be adjudicated on in this policy context. The development will have no design or density impacts or compromise the Metro Economic Corridor in any way.
- Policy basis for change of use – Retail warehousing is no longer supported at the subject site. Development lies in an area zoned for mixed uses, adjacent to a local retail centre. The development is consistent with the policies in

respect of Level 4 centres. The subject site is an 'edge of centre' site in relation to the adjacent local retail centre and is preferable to a new 'out of centre' development. Unit C2/C3 is already constructed. Materials and design are of the highest quality. The cost of fit out would be less than new build.

- Premature pending completion of master plan for the surrounding area – The proposed development does not prevent the master plan objectives set out under Santry 5 in the CDP. Each objective is being facilitated by the applicant with each planning application being made and permitted by the planning authority since the parent permission was secured.

Observations

6.4. There are no observations on the appeal.

7.0 Assessment

7.1. I have read the appeal file, reviewed the statutory development plan for the site and I have carried out an inspection of it and its urban context. I consider that the key issues arising in respect of the proposed development are confined to the matters raised in the course of the application and appeal and comprise:

- Consistency with policy context.
- Prematurity (final route selection of Metro north and completion of master plan for the area).
- Quality of finish.
- Precedent.

7.2. Policy Context

7.2.1. The government's Retail Planning Guidelines for Planning Authorities, 2012, set out five national policy objectives in respect of retail development. Of particular relevance to this appeal, are the following:

- Ensuring that development is plan led.

- Ensuring that development follows a sequential approach with the overall preferred location for new development in city and town centres, with development also appropriate in District Centres identified in the settlement hierarchy.

7.2.2. The current retail strategy, set out in the Fingal County Development Plan 2017-2023, has been prepared in the context of the Retail Strategy for the Greater Dublin Area 2008-2016 (RSGDA). Policies of the County Development Plan identify Santry Demesne as a Level 4 centre. In Table 6.1, Fingal Retail Hierarchy, the types of service these centres should provide are described as follows:

‘Level 4 Centres should generally provide for one supermarket ranging in size from 1,000-2,500 sq m with a limited range of supporting shops (low order comparison), supporting services, community facilities or health clinics grouped together to create focus for the local population. This level of centre should meet the everyday needs of the local population and surrounding catchment’.

7.2.3. Policies ED45 to ED47, in respect of Level 4 centres, seek to ensure that such centres:

- Perform at a level within the Fingal Retail Hierarchy to meet the retailing needs of immediate local populations and catchment populations,
- Where a gap in the retail provision of a Level 4 Centre is identified and established, facilitate appropriately scaled improvements to the retail offer and function in Level 4 Centres, and
- Ensure that the Level 4 Local Centres has a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.

7.2.4. In addition, the appeal site lies within land zoned ME, Metro Economic Corridor (MEC), to facilitate high density mixed use employment generating development and an appropriate quantum of residential development. Retail supermarkets, up to 2,500sqm are also permitted in principle within the zone.

7.2.5. I also draw the Board’s attention to extant planning permissions (see section 4.0 above, Planning History), some of which are recently granted, and which provide for

a substantial increase in residential and business development in the immediate area of the retail park, increasing the density of development in accordance with the wider ME zoning. The context for the proposed development, therefore, differs substantially from that which existed at the time of the parent permission (PA ref. F04A/1562), and I note that the current ME zoning specifically precludes retail warehousing.

- 7.2.6. Having regard to the above, it is my view that the proposed development is clearly plan led. It comes forward on land within a designated centre and on land which is zoned to include, in principle, retail supermarkets up to 2,500sqm (it cannot be regarded as an out of centre site). Further, the proposed change of use from retail warehouse (no longer permitted) to supermarket (now permitted in principle) seems appropriate in this context and also facilitates a unit, which has been vacant for a long period, to be brought back in to use. The temporary nature of the permission also allows the on-going appropriateness of the proposed use to be revisited as the development of the ME zoned lands takes place.
- 7.2.7. In addition to the above, whilst I accept that the proposed development is within relatively close proximity to three other Level three centres, at Charlestown (to the west of Ballymun), Ballymun and Omni (Santry), the proposed development is limited in size and is situated within a development which provides a limited range of supporting services, as per the requirements of a Level 4 centre (included in this is the modest Eurospar development which has a net retail floor area of 626sqm).
- 7.2.8. I accept, therefore, that the proposed development will primarily serve the everyday needs of the local working and residential population and is well connected to these adjoining land uses by pedestrian footpaths and cycle routes. I do not consider therefore, that it would adversely compete with or challenge the function of the higher order centres and would remain subordinate to them.
- 7.2.9. In summary, I consider that the proposed development is consistent with national, regional and local retail planning policy, is plan led and in accordance with the specific requirements for retail provision in a designated Level 4 centre.

7.3. Prematurity

- 7.3.1. The proposed development comes forward on land zoned ME, Metro Economic Corridor (MEC), within a designated in Masterplan Area 11.E (Northwood) and to the east of the proposed Metro North stop at Northwood.
- 7.3.2. The appellant argues that the development is premature pending the completion of the masterplan for the area and pending final route selection of Metro north.
- 7.3.3. The Fingal County Development Plan proposes the preparation of masterplans for a number of sites during the Plan period. Development will subsequently be required to adhere to the approved master plan. For Santry demesne, I would accept that the lands identified in the masterplan area, and subject to ME zoning, are in a period of transition, with the overall objective of the ME zoning, which applies to the masterplan area, seeking to provide high density mixed use employment generating development and residential development, within a setting of exemplary urban design.
- 7.3.4. Notwithstanding this, the proposed development comprises the change of use of an existing building which forms part of an existing retail terrace, for a temporary period of 10 years. Having regard to the particular nature of the development, it is difficult to see how it could adversely impact on the detailed design, policies or objectives of the masterplan. Notwithstanding this, the temporary nature of the permission would allow future applications in respect of the site to be adjudicated on within the context of any masterplan in place at the time.
- 7.3.5. With regard to Metro North, I draw the Board's attention to the comments made by NTA on the proposed development (Section 3.9 above), and whilst I accept that there are uncertainties regarding the timescale and detailed design of the development going forward, the alignment of the route, and proposed stops, are included in the recently adopted Fingal County Development Plan. Further, as stated by NTA, the temporary nature of the permission would allow future applications in respect of the site to be adjudicated on within the context of the status of Metro North at the time.

7.4. Quality of Finish

- 7.4.1. National Retail Planning guidelines encourage a high level of design in retail development. The proposed development comprises the change of use of an existing retail unit, within an established development which is well designed, utilises durable materials and which is well maintained. The applicant proposes little substantial alteration to the frontage of the building and the development will bring a vacant unit back into use. I consider, therefore, that subject to further control on the detailed design of proposed signage, the development provides a high level of design and is consistent in this regard with national retail planning guidelines.

7.5. Precedent

- 7.5.1. The proposed development comprises the temporary change of use of retail warehouse units to a licensed supermarket. Under normal circumstances, I would accept that it would be unusual to permit a change of use from retail warehouse to a licensed supermarket, given their inherently different uses, locational requirements, patterns of access and use, policy context etc.
- 7.5.2. However, as stated above, the proposed development comes forward on a site, the context of which has changed significantly from the time of the parent permission. The proposed development is now consistent with the prevailing policy context, which allows for small-medium scale supermarket development within a designated Level 4 centre. Having regard to this very specific context, I do not consider that the proposed development would establish a general precedent for the conversion of retail warehouse developments to retail supermarkets, or other retail uses.

8.0 Appropriate Assessment

- 8.1. The proposed development comprises the change of use of an existing building within a serviced development. Consequently, it is not considered that no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans and projects on any European site.

9.0 Recommendation

- 9.1. Having regard to my comments above, I recommend that permission for the proposed development be granted, for the reasons and considerations and conditions set out below.

10.0 Reasons and Considerations

- 10.1. Having regard to the temporary nature, detailed design and limited scale of the proposed development, its location on lands zoned for ME uses and within a designated Level 4 retail centre and to the detailed policies and objectives of the Fingal County Development Plan 2017 to 2023, it is considered that subject to compliance with the conditions set out below, the proposed development would be plan led, comply with the retail hierarchy set out in the County Development Plan, be consistent with the policies and objectives of the Retail Planning Guidelines and Retail Strategy for the Greater Dublin area and would not be premature or establish an inappropriate precedent for similar development. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 25th day of May 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permission permits the change of use of the unit C2/C3 only from retail warehouse to supermarket for a period of 10 years from the date of this order,

unless before the end of that period, permission for the continuance of the use beyond that date has been granted.

Reason: To enable the development to be reviewed, in the interest of the sustainable planning and development of the area, having regard to the circumstances then prevailing.

3. The hours of operation shall be between 08.00 hours and 22.00 hours Monday to Sunday. Delivery times shall be between 07.00 hours and 23.00 hours Monday to Sunday. No trade or delivery, respectively, shall take place outside of these hours.

Reason: In the interest of the residential amenities of property in the vicinity.

4. Prior to the commencement of development, the following shall be submitted to the planning authority for written agreement:
 - i. Appropriately scaled elevational drawings of the proposed signage to be erected on the front external elevation of the supermarket,
 - ii. Details of any roller shutters, roller shutter boxes or other security shuttering (to be open grille type, dark coloured and installed internally behind the line of glazing).

Reason: In the interest of the visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

6. All necessary measures shall be taken to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of works on the subject site.

Reason: In the interest of traffic safety and visual amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Deirdre MacGabhann

Senior Planning Inspector

23rd October 2017