

Section 2.5 Retail

Overarching Principle

To support the provision of attractive retail floorspace at Clonburris and Kishoge Urban Centres to contribute to the creation of active mixed use centres.

2.5.1 Introduction

The distribution of retail and other commercial floorspace in the Planning Scheme is related to the accessibility offered by public transport across the site. The main retail areas are focused primarily around Clondalkin- Fonthill Railway Station and to a lesser extent Kishoge Railway Station. A small amount of retail and other commercial floorspace is allocated to facilitate the development of local nodes to serve local catchments. The retail provision for the Planning Scheme was informed by a Clonburris SDZ Retail Study (2016). This study can be read as a separate accompanying document.

Key Principles

- » To support new retail provision to meet the needs of the population and to direct significant new retail floor space into the designated Retail Core of Clonburris Urban Centre;
- » To promote the provision of an appropriate mix, range and type of uses in the Retail Core of Clonburris Urban Centre, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for the population of the lands;
- » To support and facilitate the development of a Clonburris Urban Centre of an appropriate urban scale, providing a sustainable retail mix, that facilitates walking, cycling and use of public transport; and
- » In the Clonburris and Kishoge centres, the provision of uses that would preclude the provision of a more appropriate range of retail or services may be restricted at ground floor level within the shopping streets, in addition to any uses that would seriously affect the amenities of the area and impinge on achieving the Planning Scheme.



21,520 m²
Retail floorspace

To support new retail provision to meet the needs of the population and to direct significant new retail floor space into the designated Retail Core of Clonburris Urban Centre.

2.5.2 Retail

The maximum retail and service floorspace permissible in each Development Area is indicated in Table 2.5.1 and accounts for the retail floorspace in the Clonburris and Kishoge Retail Core Areas and the retail floorspace in Urban Centre Development Areas outside the Retail Core Areas. Figure 2.5.1 maps the location of the relevant Retail Core Areas and Local Nodes in the Planning Scheme. The majority of the retail floorspace will be provided to facilitate the development of a vibrant and mixed use Retail Core Area in Clonburris Urban Centre. Please refer to Section 3 for the Development Area boundaries and Section 2.13 for a summary of the allocation of retail floorspace within the Urban Centre Sub Sectors. The retail floorspace does not include non-retail commercial floor space, community facilities or civic floor space. Floorspace can generally be expressed as total gross floor area.

Table 2.5.1 | Maximum Retail Provision in each Development Area

Development Area	Gross Retail Area
Clonburris Urban Centre	16,520*
Clonburris South West	400
Clonburris North West	400
Clonburris South East	0
Clonburris North East	0
Kishoge Urban Centre	3,500**
Kishoge South West	300
Kishoge South East	400
Kishoge North West	0
Kishoge North East	0
Adamstown Extension	0
Canal Extension	0
Total	21,520

* Please refer to Section 2.13 Overall Proposals for Development for breakdown of floorspace for the Development Area into Sub Sectors. Note that the Core Retail Area in Clonburris Urban Centre is Sub Sector CUC-S1 and can accommodate a maximum of 12,920 sqm.

** Please refer to Section 2.13 Overall Proposals for Development for breakdown of floorspace for the Development Area into Sub Sectors. Note that the Core Retail Area in Kishoge Urban Centre is Sub Sector KUC-S4 and can accommodate a maximum of 2,600 sqm.

2.5.3 Clonburris Urban Centre – Core Retail Area

The Scheme provides one major retail District Centre at Clonburris Urban Centre, focused on the transport interchange at Fonthill Train Station. For the purpose of retail policy, a Core Retail Area for the Clonburris Urban Centre and Kishoge Urban centres are defined in the Function Map for the Planning Scheme (see Figure 2.5.1).

Gross floor area up to a maximum of 12,920 sqm shall be provided within Clonburris Core Retail Area. It should accommodate a minimum of one large supermarket, with supporting comparison goods floor area. Retail services, community, leisure, employment, civic and cultural uses should be provided in addition to retail. As a minimum, a District Centre must include one large supermarket and units suitable for use as individual shops and retail service outlets, such as newsagent, pharmacy, doctor’s/dentist’s surgery, bank and/or estate agency uses. The retail units should be provided principally at ground level in the centre.

A cap of 3,500sqm net convenience sales area applies to any store in the Planning Scheme. Larger comparison and convenience shopping will be limited to 2 or 3 units, with the remaining allocated floorspace allocated to small and medium sized units. The provision of stand alone retail stores and shops which are not integrated into the urban design framework for the designated centres shall be avoided.

Retail provision should generally be provided in tandem with the provision and occupation of residential units (see the Place Making Requirements section of the Phasing Strategy). As outlined in the Clonburris SDZ Retail Study, the development of the retail provision in the District Centre requires build out of the residential units to provide available expenditure in the catchment to ensure viability. This is reflected in the phasing schedule.

2.5.4 Kishoge Urban Centre - Core Retail Area

The Kishoge Centre should function as a Level 4 Local Centre in retail terms, generally comprising a small group of shops, newsagent, small-sized supermarket/general grocery store, sub-post office and other small shops of a local nature serving the local catchment.

At a minimum, a small supermarket of c1,000 sqm net sales area must be provided. Retail provision should generally be provided in tandem with the provision and occupation of residential units (see the Place Making Requirements section of the Phasing Strategy). The provision of stand alone stores which are not integrated into the urban design framework for the designated centre should be avoided.

2.5.5 Local Nodes

The Scheme identifies 4 Local Nodes at Grange, Cappaghmore, Clonburris Little and Gallanstown to accommodate a range of local uses, including local retail provision. These nodes are permitted to accommodate a convenience store up to a maximum of c300sqm net sales area. Modest increases in building scale will be allowed at Grange, Gallanstown, Clonburris Little and Cappagh. This is to accommodate increased floorspace and to aid with local legibility by emphasising the civic and community role of these centres, which host community, retail and services functions. Please refer to Section 2.8 Built Form and Design and the individual development areas in Section 3.

2.5.6 Local Shops

Local Shops are defined in the Development Plan as convenience shops of less than 100sqm to primarily serve a local ‘walk in’ catchment in residential areas. The Planning Scheme provides for a hierarchy of retail locations and in general, it is considered that the provision of retail floorspace outside the District Centre (Clonburris), Local Centre (Kishoge) and the Local Nodes shall not be permitted, subject to exceptional circumstances.

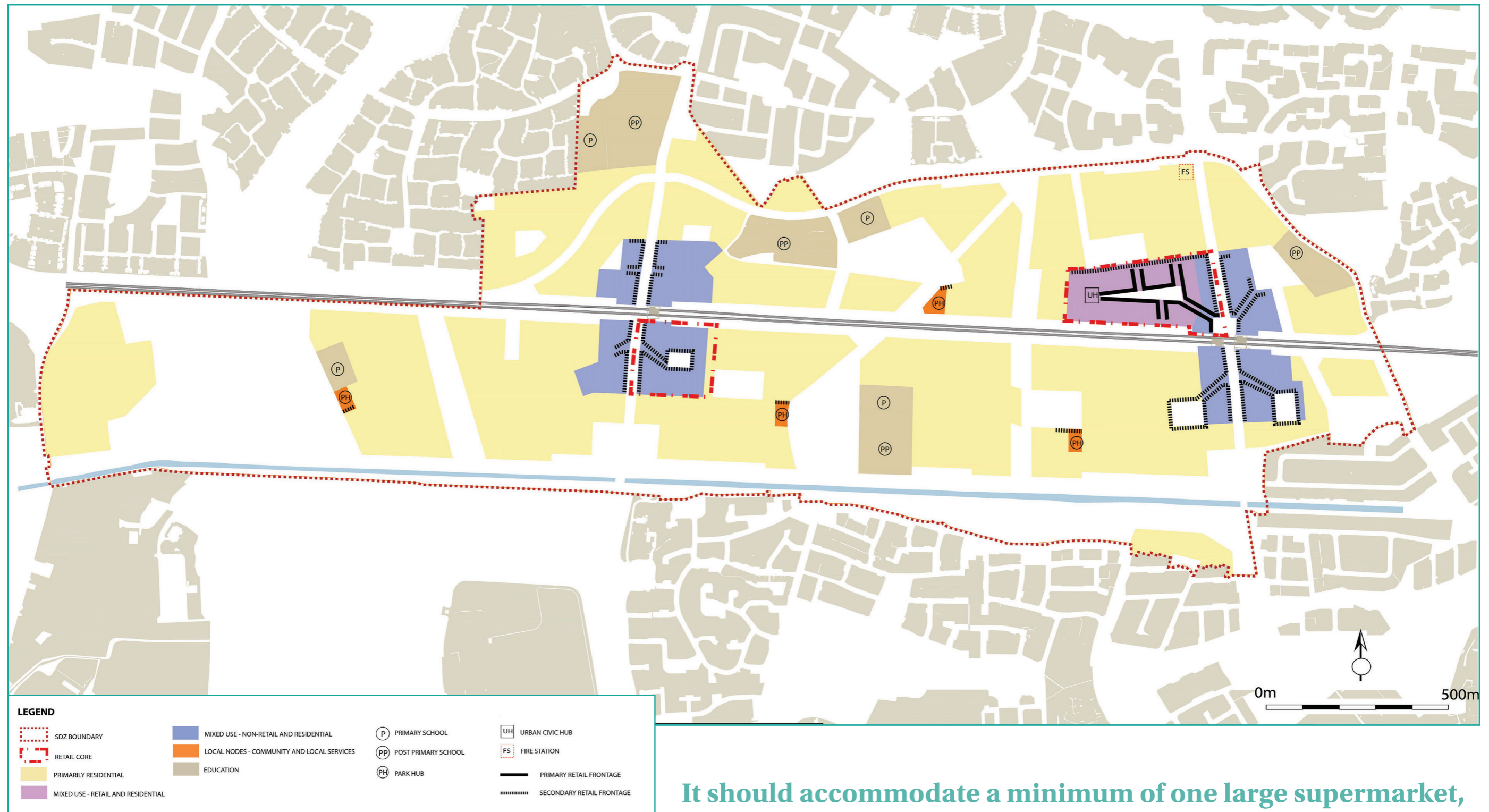
2.5.7 Applications for Retail Development

Applications for new retail development shall accord with the requirements outlined in the Planning Scheme 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.
- » 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.metres) are required to provide a detailed Retail Impact Assessment (RIA) and Design Statement in accordance with Section 2.8 Built Form and Design.



Figure 2.5.1 | Function Map for Planning Scheme



It should accommodate a minimum of one large supermarket, with supporting comparison goods floor area. Retail services, community, leisure, employment, civic and cultural uses should be provided in addition to retail.