

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0366/21

Reg. Reference: SD21A/0022 **Application Date:** 02-Feb-2021
Submission Type: New Application **Registration Date:** 02-Feb-2021

Correspondence Name and Address: Maurice O'Neill, Module 1st Floor, 2 Chapel Hill,
Lucan, Co. Dublin, K78 A6P7

Proposed Development: Partial change of use from warehouse/storage to office use on ground and first floor level consisting of offices, canteen and toilet facilities, internal staircases, and associated facilities; 1 dock leveller located on the south west elevation to existing loading bay; new external windows & doors for office spaces to the existing south east south west and north west elevations with formation of entrance to office space to existing south east elevation; new carparking/hardstanding to provide 27 car parking spaces inclusive of 2 disabled spaces; external ramped/stepped to approach to office entrance to south west elevation; alterations to existing perimeters gabion walls to the south west of existing site and realignment of kerbing and shrub line to south west elevation; car parking external LED lighting provided by way of lamp standards to car park; alterations to existing surface water drainage and associated site works.

Location: Unit 2024, Bianconi Avenue, Citywest, Dublin 24

Applicant Name: John Power

Application Type: Permission

(BH)

Description of Site and Surroundings

Site Area

Stated as 1.214ha

Site Description

The application site consists of two storey commercial/industrial style buildings and a surface car park that is located on the northern side of Bianconi Avenue in Citywest. The surrounding area is largely mixed in nature with the N7 located to the north, a mixture of commercial buildings to the east and west and an emerging residential area located to the south across Bianconi Avenue.

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Site visited

16th Feb 2021

Proposal

The application proposes the following:

- Partial change of use from warehouse/storage to office use on ground and first floor level consisting of offices, canteen and toilet facilities, internal staircases, and associated facilities
- 1 dock leveller located on the south west elevation to existing loading bay
- new external windows & doors for office spaces to the existing south east south west and north west elevations with formation of entrance to office space to existing south east elevation
- new carparking/hardstanding to provide 27 car parking spaces inclusive of 2 disabled spaces
- external ramped/stepped to approach to office entrance to south west elevation
- alterations to existing perimeters gabion walls to the south west of existing site and realignment of kerbing and shrub line to south west elevation
- car parking external LED lighting provided by way of lamp standards to car park
- alterations to existing surface water drainage
- associated site works

Zoning

The application site is subject to zoning objective 'EE' – To provide for enterprise and employment related uses.

Consultations

Climate Change – no response received

EHO – No response received

Irish Water – no objections

Parks – no objections subject to conditions

Roads – Additional Information

Water Services – no objection subject to conditions

Submissions/Observations /Representations

Submission expiry date: 08/03/2021.

None received.

Relevant Planning History

ED19/0030

Modification of existing landscaping berms and gabion retaining walls. Construction of new retaining walls. Addition of new car park spaces

Declared not exempt.

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S99A/0367

Planning permission granted for construction of a two storey office building, (approximately area 1790 m²) and warehouse, (approximately area 2220 m²) at site 2024, Citywest Business Campus, Naas Road, Dublin 24 with associated works including landscaping, car parking, site road, signage and services

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Chapter 4 – Economic Development and Tourism

Policy ET1 Overarching

Policy ET3 Enterprise and Employment

Chapter 6 – Transport and Mobility

Policy TM7 Car Parking

Chapter 7 – Infrastructure & Environmental Quality

Policy IE1 Water & Wastewater

Policy IE2 Surface Water & Groundwater

Policy IE3 Flood Risk

Policy IE5 Waste Management

Policy IE7 Environmental Quality

Chapter 8 Green Infrastructure

Policy G1 Overarching

Policy G2 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G5 Sustainable Urban Drainage Systems

Chapter 9 Heritage, Conservation and Landscapes

Policy HCL12 Natura 2000 Sites

Policy HCL15 Non-Designated Sites

Chapter 10 Energy

Policy E3 Energy Performance in Existing Buildings

Chapter 11 Implementation

Section 11.2.5 Enterprise and Employment Areas

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Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non-Residential)

Section 11.6.1 Water Management

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.5 Waste Management

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Policy

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional Spatial & Economic Strategy 2019-2031, Eastern & Midland Regional Assembly (2019)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main areas for assessment are the following:

- Zoning and Council Policy
- Visual Amenity
- Parking and Access
- Services and Drainage
- Landscaping, Trees and Ecology
- Screening for appropriate assessment
- Screening for Environmental Impact Assessment

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Zoning and Council Policy

The application site is subject to zoning objective 'EE' – To provide for enterprise and employment related uses. The building is currently in use as an office and warehouse and the proposal would see a partial change of use from an area currently used as an admin room at ground floor level and storage at ground and first floor level to an office and toilets at ground floor level and a canteen, open plan area and meeting rooms at first floor level. Given the established nature of the office and warehouse use on site, and the fact that the partial change of use would appear to be ancillary to the main use, the proposal is considered to be acceptable in principle but subject to the material planning considerations set out below.

Visual Amenity

The proposal includes alterations to the southern side of the building including the insertion of a dock leveller and additional windows at first floor level. These changes are considered to be relatively minor in the context in the overall building and surrounding area and therefore are considered to be visually acceptable.

Parking and Access

The Roads Department has assessed the proposal and has provided the following comments:

Parking

Car Parking: The existing development (within the red boundary) appears to have a good road's layout including 66 car parking spaces. The proposed additional car parking spaces (27) would bring the total provision for the overall development to 93 car parking spaces. The applicant shall justify this increase, SDCC car parking standards for 'Offices/Manufacturing' 1/50sq.m GFA and for 'Warehousing' 1/100sq.m GFA.

Bicycle Parking: The application did not include any details on bicycle parking spaces.

- **Additional Information:** *The applicant shall submit a justification for increase of car parking spaces 27 spaces. please refer to as SDCC car parking standards (Table 11.23: Maximum Parking Rates (Non Residential)).*
- **Additional Information:** *The applicant shall provide details on bicycle parking spaces for the for the proposed development. please refer to SDCC bicycle parking spaces standards (Table 11.22: Minimum Bicycle Parking Rates)*
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Layout

The proposed road layout appears to be slightly tight for HGV movement, especially when accessing the site, the applicant shall submit a revised layout, showing a detailed design of the vehicular access points, including a swept path analysis showing how HGVs access from the main road, and a visibility splay in both directions for vehicles exiting the proposed development.

Additional Information: *The applicant shall submit a revised layout, showing a detailed design of the vehicular access points, including a swept path analysis showing how HGVs access from the main road, and a visibility splay in both directions for vehicles exiting the proposed development.*

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The comments and request for additional information from the Roads Department are noted. Given the proposed increase in car parking numbers and the fact that HGVs would be accessing the site it is considered reasonable to request **additional information**.

Services and Drainage

Water Services has assessed the proposal and has no objections in relation to flooding. Water Services has no objections in relation to surface water but has provided the following comments:

1.1 The proposed surface water attenuation of 34m³ is undersized by 50%. Submit a revised drawing showing surface water attenuation increased by 50%.

1.2 Outline what SuDS (Sustainable drainage System) are proposed for surface water attenuation. Examples of SuDS include channel rills, filter drains, swales, tree pits and other such SuDS where suitable.

1.3 The proposed discharge rate of 7.5 litres/second is too high. Water services calculate the discharge rate Q bar to be 2.5 litres/second. Submit a drawing showing revised discharge rate at hydro brake for proposed surface water attenuation system.

1.4 Drawings submitted are unclear in that ink is faded and notations are difficult to read. Submit revised drawings clearly showing surface water services and building outline.

The comments and suggested clarifications are noted. Given the significant amount of hardstanding proposed to accommodate the car parking area, it is considered reasonable for the applicant to address the issues raised by submitting additional information.

Irish Water has assessed the proposal and has no objections subject to standard conditions.

Landscaping, Trees and Ecology

The Public Realm Section has reviewed the proposal and provided the following comments:

The applicant has not provided any information as to the potential impacts of the proposed development on the existing vegetation cover on site. The applicant is requested to provide a detailed tree and hedgerow survey and arboricultural impact assessment and tree protection plan to BS 5827: 2012 for the proposed development site.

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:

DP 2016-22 Section 8.1.0 Green Infrastructure Network

G2 Objective 1: *To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network*

G2 Objective 2: *To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.*

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G2 Objective 9: *To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within the design proposals and supporting their integration into the Green Infrastructure Network.*

G2 Objective 13: *To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species.*

DP 2016-22 Section 9 Heritage Conservation and Landscapes

HCL15 Objective 3: *To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.*

Existing Trees and Hedgerows

Every effort should be made to retain existing tree and vegetation cover on site. This is particularly important along the western and northern boundaries. A planting plan should be developed which is sympathetic to this existing vegetation and should seek to strengthen and improve it where required.

Landscape Proposals

The applicant is requested to submit landscaping proposals that includes drawings indicating details of all proposed hard and soft landscaping, including details of all proposed site boundary treatments, detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacing's. The applicant is advised that all proposed planting should consist of native species. The landscape plan should include a timescale for its implementation, including a minimum 18-month landscape maintenance period and provide details in relation to protective measures to be implemented during construction for all existing planting to be retained on site.

Compensatory Planting

Any loss of existing tree and hedgerow vegetation on site should be compensated through the provision of substantial mitigation planting. This proposed mitigation planting should be clearly detailed on a planting plan. New proposed tree and hedgerow planting should be proposed along the southern boundary in order to strengthen existing green infrastructure links and to provide connections to existing hedgerows and vegetation within the wider area.

Public Realm has recommended conditions in relation to a landscape plan, bats, existing trees and hedgerows, and SuDS. The comments and suggested conditions are noted. However, it is also noted that the applicant has not provided any information up front regarding the potential loss of trees and vegetation within the site, which provide very high levels of screening on the western side of the site or how the proposed hardstanding area could affect these trees or any future, compensatory planting. It is also noted that additional lighting is proposed and the potential impact on wildlife

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including bats who may roost in the trees has not been taken into account. It is therefore considered necessary for the applicant to address these concerns by submitting **additional information**.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Screening for Environmental Impact Assessment

Having regard to the nature of the proposed development, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Whilst the proposed change of use is considered to be acceptable in principle, there are concerns regarding the car parking and hardstanding element of the proposal in terms of loss of trees, ecology, surface water and parking & access. It is therefore considered that the applicant should address these concerns by submitting additional information.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. There are concerns with the increased level of parking proposed as well as the lack of justification submitted for the increase. There are also concerns with the accessibility of the site to accommodate HGVs. The applicant is therefore requested to submit the following as additional information to enable the Planning Authority to make an informed decision:
 - (1) a justification and rationale for the proposed increase in car parking spaces by 27 spaces. The applicant should refer to the SDCC car parking standards in the County Development Plan - Table 11.23: Maximum Parking Rates (Non-Residential). The applicant should also note that there is a requirement to provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.
 - (2) details of bicycle parking spaces for the proposed development in terms of numbers proposed and the proposed location within the site shown on drawings. The applicant should refer to SDCC bicycle parking spaces standards - Table 11.22: Minimum Bicycle Parking Rates. The applicant should note that bicycle parking spaces should be covered and that details of these structures including drawings should be submitted.
 - (3) revised layout, showing a detailed design of the vehicular access points, including a swept path analysis showing how HGVs access from the main road, and a visibility splay in both directions for vehicles exiting the proposed development.

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2. There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to submit the following information to enable the planning authority to make an informed decision:
 - (1) The proposed surface water attenuation of 34m³ is considered to be undersized by 50%. A revised drawing showing surface water attenuation increased by 50% is requested.
 - (2) Submit details of SuDS (Sustainable drainage System) for surface water attenuation. Examples of SuDS include channel rills, filter drains, swales, tree pits and other such SuDS where suitable.
 - (3) The proposed discharge rate of 7.5 litres/second is too high. Water services calculate the discharge rate Q bar to be 2.5 litres/second. A drawing is requested showing the revised discharge rate at hydro brake for the proposed surface water attenuation system.
 - (4) The drainage drawings submitted with the application are unclear in that ink is faded and notations are difficult to read. Revised drawings are requested clearly showing surface water services and the building outline.
3. There are concerns regarding the lack of information submitted in relation to trees and landscaping within the site. The applicant is requested to provide the following information to enable the planning authority to make an informed decision:
 - (1) a detailed landscaping scheme for the proposed development. The applicant should provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections/elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.
 - (2) a detailed tree and hedgerow survey report for the trees within the proposed development area. This shall comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction recommendations. The report shall be carried out by an independent, qualified Arborist.
4. There are concerns with the lack of information submitted in relation to ecology and bats and the potential impact that the proposed car park and area of hardstanding could have on them given the presence of mature trees and other green infrastructure. Given the policies and objectives regarding Green Infrastructure and wildlife protection in the County Development Plan 2016-2022, the applicant is requested to submit the following information to enable the Planning Authority to make an informed decision:

A bat survey for bat usage carried out across the entire site to assess roosting and feeding/foraging activities and to assess the potential impacts on these species arising from the proposed development. The survey should also take into account the trees on site and their potential loss and the proposed additional lighting. The survey should be undertaken by a qualified and experienced bat expert at the appropriate time of the year and under the weather conditions appropriate for the survey for the survey of such species.

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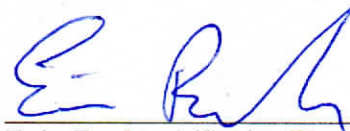
LOCATION: Unit 2024, Bianconi Avenue, Citywest, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 25/3/21



Eoin Burke, A/Senior Planner