



**THORNTON O'CONNOR**  
TOWN PLANNING

**Planning Application**

**In respect of a Warehouse Development at**

**Block R, Jordanstown Road, Aerodrome Business  
Park, Rathcoole, Co. Dublin**

**Submitted on Behalf of  
Exeter Ireland Property IV C Limited**

May 2021

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Principal Planning Officer  
Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

Friday, 28<sup>th</sup> May 2021

Dear Sir/Madam

**RE: APPLICATION FOR PERMISSION FOR THE PROVISION OF A WAREHOUSE DEVELOPMENT AT A SITE KNOWN AS BLOCK R, JORDANSTOWN ROAD, AERODROME BUSINESS PARK, RATHCOOLE, CO. DUBLIN**

## **1.0 INTRODUCTION**

### **1.1 Application for Development**

Exeter Ireland Property IV C Limited<sup>1</sup> has retained Thornton O'Connor Town Planning<sup>2</sup> in association with Kavanagh Burke Consulting Engineers<sup>3</sup>, JBA Consulting<sup>4</sup>, Stephen Reid Consulting Traffic and Transportation<sup>5</sup>, Digital Dimensions<sup>6</sup>, Axiseng Consulting Engineers<sup>7</sup>, and AONA Environmental<sup>8</sup> to prepare this application for permission for development to provide a warehouse development at a site known as Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin. The lands are bounded to the west by Blocks A - D Jordanstown Road, to the south and east by greenfield lands and to the north by greenfield lands and Block E. The site abuts the R120 Newcastle Village to Rathcoole Road to the south.

### **1.2 Summary of the Proposed Development**

The development will comprise the construction of 1 No. warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 16 metres with a gross floor area of 22,966 sq m including a warehouse area (21,113 sq m), ancillary office areas (1,163 sq m) and staff facilities (690 sq m).

The development will also include: the provision of a new vehicular access to the site from Jordanstown Road including 2 No. additional access gates from this new road to the existing Site E to the north; pedestrian access; 210 No. ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; hard and soft landscaping;

<sup>1</sup> No. 88 Harcourt Street, Dublin 2.

<sup>2</sup> No. 1 Kilmacud Road Upper, Dundrum, Dublin 14.

<sup>3</sup> Unit G3, Calmount Park, Ballymount, Dublin 12.

<sup>4</sup> No. 24 Grove Island, Corbally, Limerick.

<sup>5</sup> Estuary House, New Street, Malahide, Co. Dublin.

<sup>6</sup> No. 1 Rathmines Road Upper, Dublin 6

<sup>7</sup> No. 47 Mount Street Upper, Dublin 2

<sup>8</sup> Unit 8A, Northwest Business Park, Sligo

lighting; boundary treatments; ESB substation; plant; extinguishment of the existing vehicular access (farm gate) in lieu of a proposed pedestrian access gate at the southern portion of the site from the R120; and all associated site development works above and below ground. An aerial photograph of the subject lands is provided below:



**Figure 1.1:** Location of Subject Site (Indicative Site Boundary outlined in Red).

**Source:** Bing Maps, annotated by Thornton O'Connor Town Planning, 2021.

### 1.3 Purpose of this Report

The purpose of this Planning Report is to provide an overview of the following:

- Site Location, Context and Description                      Section 2.0;
- Rationale for Proposed Development                      Section 3.0;
- Planning History    Section 4.0;
- Detailed Development Description                          Section 5.0;
- Planning Context    Section 6.0;
- Planning Administration    Section 7.0; and
- Conclusion    Section 8.0

#### 1.4 Appropriate Assessment

This application was screened for Appropriate Assessment by JBA Consulting. Having regard to the location of the subject site at a distance from any Natura 2000 sites, the nature and extent of the development (1 No. warehouses, ancillary offices, staff facilities, HGV loading areas, and ancillary car parking) the screening report concludes that:

*'Following this initial screening of the proposed development at Site R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin, it can be concluded that significant impacts are not anticipated via surface water, groundwater, or land/air pathways on the following Natura 2000 sites:*

- *Rye Water Valley/Carton SAC (001398)*
- *North Dublin Bay SAC (000206)*
- *South Dublin Bay SAC (000210)*
- *North Bull Island SPA (004006)*
- *South Dublin Bay and River Tolka Estuary SPA (004024)*

*If any changes occur in the design of these works, a new Screening for Appropriate Assessment is required.'*

The Appropriate Assessment Screening is submitted as a standalone document with this planning application.

## 2.0 SITE LOCATION, CONTEXT AND DESCRIPTION

### 2.1 Site Location

The greenfield subject site which has an area of 5.67 Ha is located to the east of the Greenogue and Aerodrome Business Parks, which is an established business location in South West Dublin. The subject site is ideally located in close proximity to the R120 and N7 road networks. The site is accessed via Jordanstown Road west which connects to the R120 to the south.



Figure 2.1: Map Showing the Location of Subject Lands as shown in Red (Indicative Only).

Source: Myplan.ie (OSI Layer) annotated by Thornton O'Connor Town Planning, 2021.

### 2.2 Site Context

The surrounding area is primarily commercial in nature and is influenced by the N7 Naas Road which is located to the south east of the subject lands and the Casement Aerodrome which is located further to the north and north east.

There are a number of business parks located within the vicinity of the subject lands, most notably Baldonnell Business Park to the west and Citywest Business Campus to the south of the N7.

A map showing the surrounding context of the site is provided at Figure 2.2.



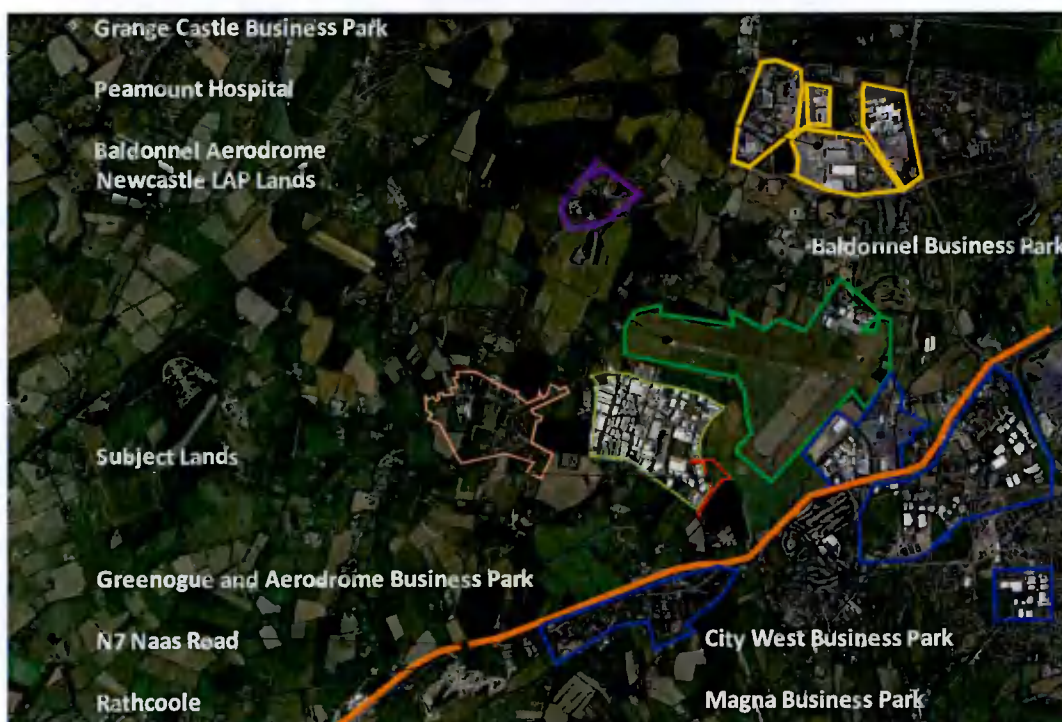


Figure 2.2: Aerial Photograph identifying the location of the Subject Site.

Source: Google Maps, as annotated by Thornton O'Connor Town Planning, 2021.

There have been a number of recently permitted industrial and logistic facilities granted permission by South Dublin County Council in the vicinity of the subject lands. The planning history of neighbouring sites will be discussed at Section 4.0 of this report.

## 2.2 Site Description

The subject lands are principally zoned objective 'EE' (to provide for enterprise and employment related uses), a negligible portion of the application lands to the southern extremity is zoned Objective 'RU' (to protect and provide for the development of agriculture). The inclusion of the Objective 'RU' lands within the application is solely for landscaping and pedestrian access purposes.



Figure 2.3: Zoning Map with Subject Lands Outlined.

Source: *South Dublin County Development Plan 2016 - 2022*, as annotated by Thornton O'Connor Town Planning, 2021.

The subject lands are located within the Department of Defence Security Zone and the Noise Significant Boundary. The subject lands are to the west of the Inner Approach Area. The zoning objectives pertaining to the subject lands will be discussed at Section 6.0 of this report. A Noise Impact Assessment has been prepared by Aona and is enclosed as a standalone document.

Existing images of the subject lands when viewed from the R120 and Jordanstown Road are provided below for reference.



Figure 2.4: Existing Image of the Subject Lands when Viewed from R120 looking North with an insert Showing the Location of the Viewpoint.

Source: Digital Dimensions, 2021.



Figure 2.5: Existing Image of the Subject Lands when Viewed from Jordanstown Road looking South with an Insert Showing the location of the Viewpoint.

Source: Digital Dimensions, 2021.



## 2.0 RATIONALE FOR PROPOSED DEVELOPMENT

### 2.1 The Local and Regional Context

The proposed development comprising the provision of a warehouse building and ancillary office space at the subject site will introduce additional employment into the area on lands specifically zoned for enterprise and employment related uses in the *South Dublin County Council Development Plan 2016 – 2022*.

The Greenogue and Aerodrome Business Parks represent a well-established and high-quality designed environment that provide an economic cluster that has been subject to major investments in the provision of high-quality infrastructure and services. The lands are a major employment node in South Dublin County Council that have the design capacity to be extended to create further employment opportunities for the ever-increasing local population.

Located beside the Casement Aerodrome (Baldonnel), the Greenogue and Aerodrome Business Park provide significant employment within the South Dublin region. The subject lands are approximately 750 metres from junction No. 4 of the M7 (Naas Road). This proximity to a major transport corridor between Dublin and the south-west provides a strategic and sustainable location for the movement of goods and materials to their respective supply chains. This location is also within approximately 10 minutes travel of the M50 motorway, which provides regional access to the Greater Dublin Area and the Airport and Dublin Port. This level of access allows for the movement of goods to and from the proposed warehouse in a sustainable and efficient manner which can respond to supply chain demand, e-commerce and other factors.

### 2.2 Economic Conditions

Despite recent market uncertainty in relation to the long term impacts of Brexit and Covid-19 on the growth of E-commerce, the OECD<sup>9</sup> anticipate that the '*...Covid-19 crisis is likely to have long-lasting effects on e-commerce*' furthermore explaining that '*As convenience has always been one of the key drivers of e-commerce participation, it is likely that many of the new users will keep ordering at least some goods online in the future (OECD, 2019[4]). Others might continue ordering online out of fear of a pandemic blowback or because merchants manage to retain them through loyalty programmes or subscription models introduced*' thus we submit that the demand for warehouse developments will continue in order to support the capacity of e-commerce in Ireland.

In considering the above, we highlight that developments of scale which provide for an expansion of available commercial floor area and increased floor to ceiling heights are needed in order to accommodate the logistical management of large, varied collections of goods and bulk objects. The import and export of goods has shifted in recent years to a more dynamic and responsive supply chain. This has seen the growth of trends such as next day delivery and just in time supply chain movements. The vast and complex nature of freight logistics requires capacity to keep pace with supply and demand.

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<sup>9</sup> [E-commerce in the time of COVID-19 \(oecd.org\)](https://www.oecd.org/)

### 2.2.1 Challenges Presented by Brexit and Demand for Warehousing

There has been a degree of uncertainty in the industrial and freight logistics sectors in relation to trade with the United Kingdom and use of the 'UK landbridge' in order to access the European market in recent years. This has stemmed from the continuing negotiations between the UK Government and the European Union following the referendum held in 2016 on the question of UK membership in the EU.

The UK passed its original deadline for leaving the EU, which was set for 29<sup>th</sup> March 2019 and further missed the extended deadline of the end of October 2019 before leaving the EU on 31<sup>st</sup> January 2020. In the run up to the various deadlines and the preceding political indecision, many companies across Ireland and Britain sought to stockpile and prepare for future trading arrangements. This worst case scenario would see default customs checks and increased delay to the movement of goods to, from and across the UK. The anticipated additional customs checks between Ireland and Northern Ireland, and the ports between Ireland and the Island of Britain has been a concern in terms of the potential threat to trade and logistics.

The retail, agri-business, agri-food, industrial and manufacturing sectors of the Republic of Ireland have as such been heavily exposed to the potential shocks of several possible outcomes of the Brexit process. The Cushman and Wakefield report entitled *Dublin Industrial & Logistics Market, Q4 2020*<sup>20</sup> published on 18<sup>th</sup> February 2021 stated that Brexit has '*led to a number of new requirements within the market, while the highly reported structural shift in retail will continue to play to the advantage of those in logistics*'. It is therefore prudent for the supply of warehouses to expand capacity and adapt to the demand arising from the flow of freight to and from the UK and to the rest of the EU and continental Europe.

### 2.2.2 Research Demonstrates That There Remains Demand Within the Industrial and Logistics Sector for Suitable Accommodation

#### *Dublin Industrial Market During Q1 2021, Jones Lang LaSalle*

The Jones Lang LaSalle Research Report, *Dublin Industrial Market Q1 2021*<sup>21</sup> published 18<sup>th</sup> May 2021 sets out that take-up for Q1 totalled 468,000 square feet, and highlights that despite lower than typical uptake in industrial floor area it is not reflective of the demand for such space in the market and continues to specify that the supply of suitable premises is the key issue currently facing the industrial and logistics sector.

The recently published report concluded with 4 No. key points which are provided below:

- *Q1 was a **steady start** to the year for the industrial market. The relatively low levels of take-up in Q1 is not reflective of the demand in the market, with growth across all requirements: sectors / sizes.*
- ***Supply remains the most critical issue for the sector**, with very limited prime space available. Whilst there has been some rental growth in the last 6 months, this has not aligned with construction cost inflation which will start to make development economics difficult.*

<sup>20</sup> [Dublin Industrial & Logistics Market Q4 2020 | Ireland | Cushman & Wakefield \(cushmanwakefield.com\)](#)

<sup>21</sup> [Dublin industrial market report Q1 2021 \(jll.ie\)](#)

- In addition, occupiers are raising queries about the competitiveness of Dublin compared to other European cities, with rents in Dublin higher in comparison.
- The sector **continues to show positive levels of resilience to external factors**, and take-up is expected to pick-up pace over the rest of the year. Year-end take-up is expected to achieve similar volumes shown in the last three years of between 3.0 – 4.0 million sq ft. [Our Emphasis].

One of the largest lettings for this period according to the JLL Q1 2021 Report is located at Mountpark in Baldonnell with 68% of the total take up in south-west Dublin which demonstrates the suitability of this general area for the provision of a warehouse development, given its access to national roads and international trade. The Dublin region, specifically the Greenogue and Aerodrome Business Park area, is well placed to respond to the demand for modern warehousing.

### **The CBRE Dublin Industrial and Logistics MarketView Q2 2020**

The CBRE *Dublin Industrial and Logistics MarketView Q2 2020*<sup>12</sup> reports that Covid-19 has had an impact on the transaction volumes during Q2 2020. However, it is also reported in this article that:

*'Demand for modern logistics facilities remains robust in this sector with many companies requiring additional warehouse accommodation to hold inventory as a direct result of Brexit-planning or to support increased online retail sales activity. **The biggest challenge facing industrial & logistics occupiers in the short to medium term will be a shortage of modern accommodation** - a situation that has been exacerbated by the complete cessation of non-essential construction during the lockdown period, which has pushed out completion dates of new buildings by at least 3 months'.* [Our Emphasis]

Therefore, it is clear from the research carried out by CBRE that there is still a significant shortage of modern warehouse accommodation and that the subject development of a warehouse with ancillary office and staff facilities at this location will contribute towards alleviating this demand.

### **The CBRE Dublin Industrial and Logistics MarketView Q1 2021**

The CBRE *Dublin Industrial and Logistics MarketView Q1 2021*<sup>13</sup> reports a '*Significant Increase in Demand for Industrial Property from Both Occupiers & Investors Alike*'. The report continues to outline that:

*'Transactional activity in the industrial & logistics sector during Q1 2021 was primarily focused on the Dublin South West (N7) and Dublin North (M2) corridors, which respectively accounted for 45% and 39% of quarterly take-up in Dublin in the quarter'*

Therefore, indicating the demand for warehouses and logistics in the area of the site subject to this application. The report highlights that:

<sup>12</sup><http://cbre.vo.llnwd.net/grgservices/secure/CBRE%20ireland%20Dublin%20Industrial%20%20Logistics%20MarketView%20Q2%202020.pdf?e=1594796595&h=7167bf3b9abbacecf443eco26e74b76f>

<sup>13</sup> [Dublin Industrial and Logistics MarketView Q1 2021 | CBRE](#)

*'Demand for industrial & logistics accommodation more than doubled quarter-on-quarter, with demand for more than 185,000m<sup>2</sup> prevailing at the end of Q1. Investor demand has also increased quarter-on-quarter. There were 7 industrial investment transactions extending to more than €1 million completed in the Irish market during Q1 2021 with industrial investments extending to more than €83.5 million in the three-month period - accounting for 7% of total investment spend in the Irish market in Q1'*

The scheme subject to this application will provide 22,966 sq m of warehouse development in with a maximum height of 16 m. The development would therefore contribute to the supply of large warehouses that can facilitate increased floor to ceiling heights which are needed to accommodate the logistical management of large, varied collections of goods and bulk objects.

#### **2.4 Future Requirements of the Logistics and Industrial Sector**

As has been demonstrated in the foregoing sections, despite the uncertainty within the Logistics and Industrial Sector created by Brexit and the impacts of Covid-19, demand remains strong within the industrial property market, particularly for modern warehouse and storage floorspace.

##### **Design of the Proposed Development to Meet the Needs of Modern Operators**

Over the past 15 to 20 years, the Greenogue and Aerodrome Business Park has established itself as one of the leading locations in Ireland for warehousing and logistics companies. Over that time the type of warehousing space required by operators has changed considerably, as logistics and storage practices have evolved. Historically warehouse operators required a 10 m clear internal height and a floorspace of approximately 2,000 sq m for their operations. A new trend has emerged with modern operators requiring warehouses with larger floor plates and greater internal heights. The proposed development of this planning application seeks to respond to this emerging demand for warehousing of an appropriate size that can facilitate the modern practices of the logistics and supply sector.

This emerging demand is driven by a number of factors, including, but not limited to the consolidation of the logistics and storage sector with fewer but bigger players in the market; more companies outsourcing their storage and distribution requirements; a significant increase in the online retail sector which requires larger distribution centres and automated storage and picking within the warehouse. The height, scale and massing of the proposed warehouses has been specifically designed to accommodate modern warehouse practices. It is therefore our professional planning opinion that the proposed represents an efficient and sustainable use of zoned and serviced lands.

#### **2.5 Summary of Rationale**

It is clear from this section that there is a need for the development of additional modern industrial facilities in Dublin. The proposed development which provides a large warehouse and ancillary facilities, is therefore responding to industry requirements in warehousing demand for significantly scaled distribution facilities to meet the emerging needs of modern logistics and storage operators.





The proposed warehouse will be constructed to the highest standards with a sustainable design as set out in the enclosed *Part L Compliance* report prepared by Axiseng Consulting Engineers. By developing a warehouse of this scale adjacent to the national road network and strategically located for an array of logistical movements, the subject development responds well to market demands.

#### 4.0 PLANNING HISTORY

##### 4.1 Planning History of Subject Site

There have been no recent planning applications at the subject site according to the South Dublin County Council online planning database.

##### 4.2 Relevant Planning History in the Vicinity of the Subject Site

There has been a significant number of permitted applications in the vicinity of the subject lands in recent years as identified in the map below.

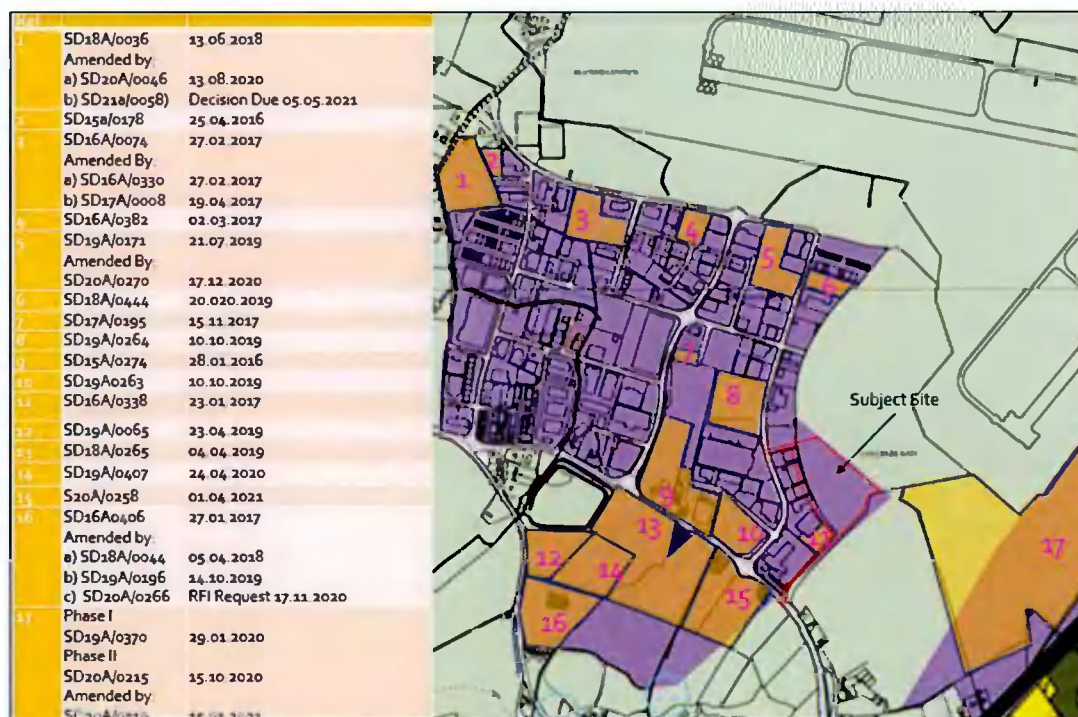


Figure 4.1: Applications Permitted in the Vicinity of the Subject Site during the Lifetime of the Current South Dublin County Development Plan 2016 -2022.

Source: Thornton O'Connor Town Planning, 2021.

Planning applications for similar developments which are of relevance to the subject lands are discussed below.

##### 4.2.1 SDCC Reg. Ref. SD18A/0265 – Lands West of the Subject Site (identified as Site No. 13 at Figure 4.1)

SDCC Reg. Ref.:	SD18A/0265
Location:	Lands at College Lane, Greenogue, Rathcoole, Co. Dublin
Application Date:	24 <sup>th</sup> July 2018
Dev. Description:	Provision of 2 No. warehouses with ancillary three storey office and staff facilities and associated development. Building A will have a maximum height of 18.3 m with a gross floor area of 15,286 sq m including a warehouse area (14,267 sq m), ancillary office area (413 sq

	m) and staff facilities (606 sq m). Building B will have a maximum height of 17.4 m with a gross floor area of 26,384 sq m including a warehouse area (23,421 sq m), ancillary office areas (1,870 sq m) and staff facilities (1,093 sq m). The development will also include the provision of a new vehicular access to the site via the Greenogue Roundabout; internal roadways; pedestrian access; 422 No. ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; 2 ESB substations (18 sq m); lighting; boundary treatments; and associated site development works above and below ground.
SDCC Decision Date:	4 <sup>th</sup> April 2019
SDCC Decision:	Grant Permission subject to 25 No. conditions.

Under SDCC Reg. Ref. SD18A/0265 permission was sought for 2 No. warehouses with ancillary three storey office and staff facilities on a site directly adjacent to the subject site. In Response to a *Request for Further Information* issued by South Dublin County Council a number of minor amendments were made to the proposed development, resulting in the reduction in the overall quantum of car parking from 422 No. spaces to 322 No. spaces and a slight reduction in the overall height.

In assessing the proposed development, the South Dublin County Council Planner's Report concluded that:

*'It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016-2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.'*

On the 4<sup>th</sup> April 2019, South Dublin County Council decided to Grant Permission for the proposed development, subject to 25 No. conditions.

#### 4.2.2 SDCC Reg. Ref. SD19A/0407 – Site C College Lane (identified as Site No. 14 at Figure 4.1)

<b>SDCC Reg. Ref.:</b>	<b>SD19A/0407</b>
Location:	College Lane, Greenogue, Rathcoole, Co. Dublin
Application Date:	23 <sup>rd</sup> December 2019
Dev. Description:	Provision of a warehouse unit with ancillary three storey office and staff facilities and associated development; the building will have a maximum height of 23.7 m with a gross floor area of 13,959 sq m including a warehouse area (12,369 sq m); staff facilities (548 sq m) and ancillary office area (1,042 sq m); provision of one new vehicular access/egress point at the northern corner of the subject site and one HGV access/egress point at the southern corner of the subject site which connects onto the internal access road for two adjacent permitted warehouses (Reg. Ref. SD18A/0265) and permitted waste metal facility (Reg. Ref. SD19A/0065) which links to the Greenogue Roundabout on the R120; 119 ancillary car parking spaces; bicycle parking; HGV yard with 12 loading bays; level access goods doors; dock levellers; hard and soft landscaping; ESB substation (9sq.m); boundary treatments and associated site development works above and below ground.



SDCC Decision Date:	17 <sup>th</sup> April 2020
SDCC Decision:	Grant Permission subject to 19 No. conditions.

Under this planning application, permission was sought for a 23.7-metre-high warehouse. The Planning Officer in their assessment noted the following in this regard:

*'The proposed warehouse would consist of a 23.7 metre high structure which would be significantly taller than the two warehouses approved under application SD18A/0265 which stand at approximately 11 and 14 metres respectively. Consideration has been given to the additional height and the visual impact that it would have on the site and surrounding area. The building would appear taller than the other approved buildings when viewed from the R120 and looking south. However, the building would be well set back from the road by approximately 200 metres and as such would be visually acceptable. Views from the south/west of the site looking north/east would be somewhat screened by the proposed berm and planting and also set in from the road. Therefore, given the site context, set in from the surrounding roads and screening proposed the proposed height is considered acceptable'.*

We note the layout of the currently proposed development provides a maximum height of 16 m thus we consider that the Planning Officer's comments in their assessment of SDCC Reg. Ref. SD19A/0407 are relevant when considering the subject application.

#### 4.2.3 SDCC Reg. Ref. SD19A/0263 – Site G Jordanstown Road (identified as Site No. 10 at Figure 4.1)

<b>SDCC Reg. Ref.:</b>	<b>SD19A/0263</b>
Location:	Aerodrome Business Park, Lands at Site G, Jordanstown Road and Jordanstown Way, College Lane, Rathcoole, Co. Dublin
Application Date:	16 <sup>th</sup> August 2019
Dev. Description:	Provision of a warehouse with ancillary three storey office and staff facilities and associated development. The warehouse will have a parapet height of 17 m with a gross floor area of 11,012 sq m including a warehouse area (10,079 sq m), ancillary office areas (877 sq m) and staff facilities (56 sq m); provision of a new vehicular access/egress onto the Jordanstown Road, and the relocation of the entrance/exit on Jordanstown Way slightly to the west for HGV access; internal roadways; pedestrian access; 108 No. ancillary car parking spaces; bicycle parking; HGV yard including 13 No. HGV parking stands and 14 No. loading docks; hard and soft landscaping including green walls; lighting; photo-voltaic panels; ESB substation and switch room; plant; boundary treatments and associated development works above and below ground.
SDCC Decision Date:	10 <sup>th</sup> October 2019
SDCC Decision:	Grant Permission subject to 16 No. conditions.

Under SDCC Reg. Ref. SD19A/0263, permission was sought for a warehouse (17 metres in height) with ancillary three storey office and staff facilities with a gross floor area of 11,012 sq m. The proposed development also included the provision of a new vehicular access/egress; 108 No. car parking spaces; 13 No. HGV parking stands; landscaping; and all associated site development works above and below ground.



In assessing the design of the proposed development, the Planner's Report noted that:

*'The scale and massing of the building is considered to be extensive, however, in general, the overall design, finish, scale and height of the proposed development would be similar to the prevalent type and style of development in the area.'*

In assessing the visual impact of the proposed development, the Planner's Report noted that:

*'Having regard to the surrounding land uses, the overall design is considered to be in keeping with the surrounding area and, subject to the implementation of the proposed landscaping measures, it is not considered that the proposed development would significantly adversely impact on the visual amenities of the area.'*

On 10<sup>th</sup> October 2019, South Dublin County Council decided to Grant Permission for the proposed development subject to 16 No. conditions.

**4.2.3 SDCC Reg. Ref. SD19A/0264 – Site Q2 Jordanstown Road (identified as Site No. 8 at Figure 4.1)**

<b>SDCC Reg. Ref.:</b>	<b>SD19A/0264</b>
<b>Location:</b>	Aerodrome Business Park, Site Q2, Jordanstown Road, Collegeland, Rathcoole, Co. Dublin
<b>Application Date:</b>	10 <sup>th</sup> October 2019
<b>Dev. Description:</b>	Warehouse with ancillary three storey office and staff facilities and associated development. The warehouse will have a parapet height of 17 m with a gross floor area of 14,649 sq m including a warehouse area (13,494 sq m), ancillary office areas (1,099 sq m) and staff facilities (56 sq m); provision of a new vehicular access/egress onto the Jordanstown Road; internal roadways; pedestrian access; 152 No. car parking spaces; bicycle parking; HGV yard including 26 No. HGV parking stands and 18 No. loading docks; hard and soft landscaping including green walls; lighting; photo-voltaic panels; ESB substation and switch room; plant; boundary treatments and associated development works above and below ground.
<b>SDCC Decision Date:</b>	10 <sup>th</sup> October 2019
<b>SDCC Decision:</b>	Grant Permission subject to 16 No. conditions

Under SDCC Reg. Ref. SD19A/0264, permission was sought for the provision of a warehouse (17 metres in height) with ancillary three storey office and staff facilities. The proposed development also included a new vehicular access/egress; 152 No. car parking spaces; a HGV yard including 26 No. HGV parking stands and 18 No. loading docks; landscaping; and all associated development works above and below ground.

In assessing the proposed development, the Planner's Report noted that:

*'Having regard to the surrounding land uses, the overall design is considered to be in keeping with the surrounding area and, subject to the implementation of the proposed landscaping measures, it is not considered that the proposed development would significantly adversely impact on the visual amenities of the area.'*

On 10<sup>th</sup> October 2019, South Dublin County Council decided to Grant Permission for the proposed development, subject to 16 No. conditions.

4.2.4 SDCC Reg. Ref. SD19A/0171 – Nos. 601 & 605 Jordanstown Road (identified as Site No. 5 at Figure 4.1 )

<b>SDCC Reg. Ref.:</b>	<b>SD19A/0171</b>
Location:	Greenogue Business Park, Site Nos. 601 & 605, Jordanstown Road and Jordanstown Avenue, Rathcoole, Co. Dublin
Application Date:	27 <sup>th</sup> May 2019
Dev. Description:	Provision of 2 No. warehouses with ancillary three storey office and staff facilities and associated development. Unit 601 will have a maximum height of 16.1 m with a gross floor area of 4,922 sq m including a warehouse area (4,224 sq m); ancillary office areas (322 sq m) and staff facilities (376 sq m). Unit 605 will have a maximum height of 15.7 m with a gross floor area of 8,036 sq m including a warehouse area (7,032 sq m); ancillary office areas (568 sq m) and staff facilities (437 sq m); provision of new vehicular accesses/egresses to the sites with HGV access and egress to both units proposed via Jordanstown Avenue and car access and egress to both units proposed via Jordanstown Road; internal roadways; pedestrian access; 105 No. car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; boundary treatments; associated site development works above and below ground.
SDCC Decision Date:	21 <sup>st</sup> July 2019
SDCC Decision:	Grant Permission subject to 17 No. conditions.

Under SDCC Reg. Ref. SD19A/0171, permission was sought for the provision of 2 No warehouses (heights ranging from 15.7 metres to 16.1 metres) with ancillary three storey office and staff facilities. The development also included the provision of a new vehicular and HGV access/egress; internal roadways; 105 No. car parking spaces; HGV yards; level access goods doors; landscaping; and all associated site development works above and below ground.

In assessing the principle of development, the Planner’s Report noted that:

*‘The proposed development would be situated within an established business park, with similar uses. Numerous warehouse developments have been granted planning permission in the immediate vicinity. Therefore, the principle of a warehouse development on the subject site is generally considered to be acceptable, subject to design, amenity and environmental safeguards.’*

In assessing the design and visual impact of the proposed development, the Planner’s Report noted that:

*‘The materials proposed contain horizontal cladding in shades of grey, curtain wall glazing, and aluminum black powder coated double glazed windows. While it is considered that the height and massing is considerable, and the overall design and finishes are considered ubiquitous, having regard to the surrounding uses and the general design of similar structures in the immediate area, it is not considered that the proposed development would be out of context. The overall design of the proposed development is considered to be typical of warehouse developments in the area.’*

On 21<sup>st</sup> July 2019, South Dublin County Council decided to Grant Permission for the proposed development subject to 17 No. conditions.

**4.2.5 SDCC Reg. Ref. SD19A/0065 – Waste Metal Facility (identified as Site No. 12 at Figure 4.1 )**

<b>SDCC Reg. Ref.:</b>	<b>SD19A/0065</b>
<b>Location:</b>	Tay Lane, Greenogue, Rathcoole, Co. Dublin
<b>Application Date:</b>	27 <sup>th</sup> February 2019
<b>Dev. Description:</b>	Waste metal facility including waste electrical and electronic equipment (WEEE) and will include the provision of 1 light industrial unit with ancillary office and staff facilities (3,802 sq m with a maximum height of 12.4 metres); screened outdoor storage area (970 sq m) incorporating walls 4.2 metres in height; vehicular access to the site via the Greenogue Roundabout; pedestrian access; 29 ancillary car parking spaces; HGV yard; 10 HGV parking spaces; HGV weight bridge; brush wash and steam wash; hard and soft landscaping; access gate; ESB substation; lighting; cycle parking; boundary treatments; associated site development works above and below ground incorporating an access road on lands at College Lane; Electrical Waste Management Limited currently have a waste permit (WFP-DS-11-0014-05) with a permitted volume of 82,833 tonnes per annum; an Environmental Impact Assessment Report has been prepared in respect of the proposed development.
<b>SDCC Decision Date:</b>	23 <sup>rd</sup> April 2019
<b>SDCC Decision:</b>	Grant Permission subject to 26 No. conditions.

Under South Dublin County Council Reg. Ref. SD19A/0065, permission was sought for a waste metal facility (including waste electrical and electronic equipment) to include office and ancillary staff facilities; a workshop and charging buildings; an outdoor storage area; vehicular access from Tay Lane; 29 No. car parking spaces; a HGV yard with 10 No. HGV parking spaces; landscaping and all associated site works.

In assessing the potential visual impact of the proposed development, the Planner’s Report noted that:

*‘The proposed development consists of Kingspan KS 1000 RW composite insulated micro-rib cladding panels ‘Gull Grey’ trapezoidal spanning vertical, micro-rib cladding panels in azure blue and steel doors and roller doors in azure blue.*

*‘The proposed development is considered to be a similar style, scale and height to developments which have been recently granted permission in the surrounding area.’*

On 23<sup>rd</sup> April 2019, South Dublin County Council decided to Grant Permission for the proposed development, subject to 26 No. conditions.

**4.2.6 SDCC Reg. Ref. SD19A/0196 – Green Waste Recycling Facility (identified as Site No. 16 at Figure 4.1 )**

<b>SDCC Reg. Ref.:</b>	<b>SD19A/0196</b>
<b>Location:</b>	Tay Lane, Greenogue, Rathcoole, Co. Dublin
<b>Application Date:</b>	20 <sup>th</sup> June 2019



Dev. Description:	Modifications to the previously permitted Ref. SD16A/0406 consisting of the change of use of the dry bailing facility to a green waste recycling facility (excluding food and household general waste collection) including renovation and upgrade works to the fire damaged buildings and the addition of new green waste storage area and attenuation tanks (this application will also require a Waste Licence).
SDCC Decision Date:	14 <sup>th</sup> October 2019
SDCC Decision:	Grant Permission subject to 5 No. conditions.

Under SDCC Reg. Ref. SD19A/0196 permission was sought for modifications to a previously permitted development (SDCC Reg. Ref. SD16A/0406), a dry recyclable bailing facility with a capacity of 20,000 tonnes per annum. The proposed modifications consist of the change of use of a dry bailing facility to a green waste recycling facility.

In assessing the principle of development, the Planner's Report noted that:

*'Within the objective 'EE' land use zoning, a refuse transfer station is permitted in principle. Therefore, subject to compliance with the relevant policies, objectives and standards of the current South Dublin County Council Development Plan, and subject to amenity and environmental safeguards, the principle of development is considered acceptable.'*

In assessing the proposed development, the Planner's Report concluded that:

*'It is considered that the proposed development, subject to the conditions outlined below, would not significantly detract from the character or amenities of the surrounding area, would be in accordance with the South Dublin County Development Plan 2016 – 2022 and would, therefore, be in accordance with the proper planning and sustainable development of the area.'*

On 14<sup>th</sup> October 2019, South Dublin County Council decided to Grant Permission for the proposed development subject to 5 No. conditions.

#### 4.2.7 SDCC Reg. Ref. SD16A/0074 (identified as Site No. 3 at Figure 4.1 )

SDCC Reg. Ref.:	SD16A/0074
Location:	Unit No. 517A Grant's Rise, Greenogue Business Park, Rathcoole, Co. Dublin
Application Date:	7 <sup>th</sup> March 2016
Dev. Description:	Development (on 3.26 hectare site adjacent to the existing Unit 517 as granted and constructed under planning reference SD05A/0140) consisting of: 10,994 sq m warehousing unit, 19.5 m high plus 524 sq m integrated ancillary office accommodation/staff facilities on two floors with 535 sq m mezzanine storage. The development will also include ancillary car parking, ancillary HGV parking on 2305 sq m of yard plus marshalling yard, canopy attached to part of the front elevation, ancillary HGV vehicle wash and refuel facility with underground fuel tank, alterations to the site entrance/exit arrangements to Grants Rise including widening an existing gate and rearrangement of the car parking associated with the existing building as previously referenced,