

- Proposed native woodland and shrub planting is proposed for the western boundary (2.2m wide) and southern boundary (2.5m wide) to supplement existing vegetation along the western and southern boundaries.
- Medium height native shrub planting is also being proposed along the northern and part of the eastern boundary to match species previously included in planning applications for adjacent Sites A & B. Also, *Tilia cordata* 'Greenspire' has been proposed along the eastern boundary to match the existing species along the estate access road.
- Pollinator-friendly shrubs and ornamental native tree planting have been included in every fifth car parking space, where possible, to add visual amenity and break up the hard surface. On the upper parking deck, raised planters with shrub planting have been proposed. Shade tolerant climbers have been proposed along the car-park support columns and walls to reduce the visibility of the structure from the west.
- The planting plan incorporates a schedule that indicates species, quantities, plant size on planting and spacing. The planting plan has been checked against services and no conflicts exist to impinge on the proposed trees. Pollinator-friendly species have been selected for the car park. Native species have been selected for the scrub fringe. These will enhance the ecological habitats present and assist in reinforcing the ecological corridor benefiting small mammals and bats within the locality.

The Planting Plan prepared by JBA Consulting (Dwg. No. Dwg No. CER-JBAI-XX-XX-DR-L-0004) incorporates a schedule that indicates species, quantities, plant size on planting and spacing. The planting plan has been checked against services and no conflicts exist to impinge on the proposed trees. Pollinator species have been selected for the car park. Native species have been selected for the scrub fringe. These will enhance the ecological habitats present and assist in reinforcing the ecological corridor effect for the small mammals and bats within the locality.

5.5 Water and Drainage

A Drainage Design Report prepared by Kavanagh Burke Consulting Engineers, a copy of which is enclosed with this planning application, sets out the drainage design principles for the subject scheme, which can be summarised as follows:

- In relation to surface water, the storm water runoff from the entire site will be collected in the proposed SW drainage network and it will be attenuated in the underground Stormtech Attenuation System (MC-4500 or similar approved) before being discharged to the storm water 'drainage network as per granted planning application Reg. Ref. SD18A/0265.
- In relation to the foul sewer, it is proposed to connect two separate foul sewer outfalls from the site to the private foul sewer network constructed as per granted planning application Reg. Ref. SD18A/0265. There will be no trade effluent discharged from the subject development.
- For the watermain, it is proposed to supply the potable and firefighting water to the development through connection to the private watermain network proposed as part of granted planning application Ref. SD18A/0265.



We highlight that there are no proposed changes from the extant scheme (SDCC Reg. Ref. SD19A/0407) in relation to water and drainage. The Planning Officer in their assessment of the permitted scheme noted that:

'Irish Water has assessed the proposal and has no objections regarding water or foul drainage subject to conditions regarding water and wastewater connection agreements.'

6.0 PLANNING POLICY CONTEXT

6.1 Relevant Development Management Standards

The purpose of this section is to detail the relevant current development policy and guidelines applicable in relation to the subject site at Greenogue Business Park, Rathcoole, Co. Dublin.

The *South Dublin County Council Development Plan 2016 – 2022* is the statutory plan for the area and guides development relating to the subject site.

6.2 Zoning of the Subject Site – ‘Objective EE’

The subject site is zoned Objective ‘EE’ – Enterprise and Employment, where the objective is ‘to provide for enterprise and employment related uses’. Under the ‘EE’ zoning, warehousing is a permissible use and office-based industry and offices less than 100 sq m are also permissible under this zoning.

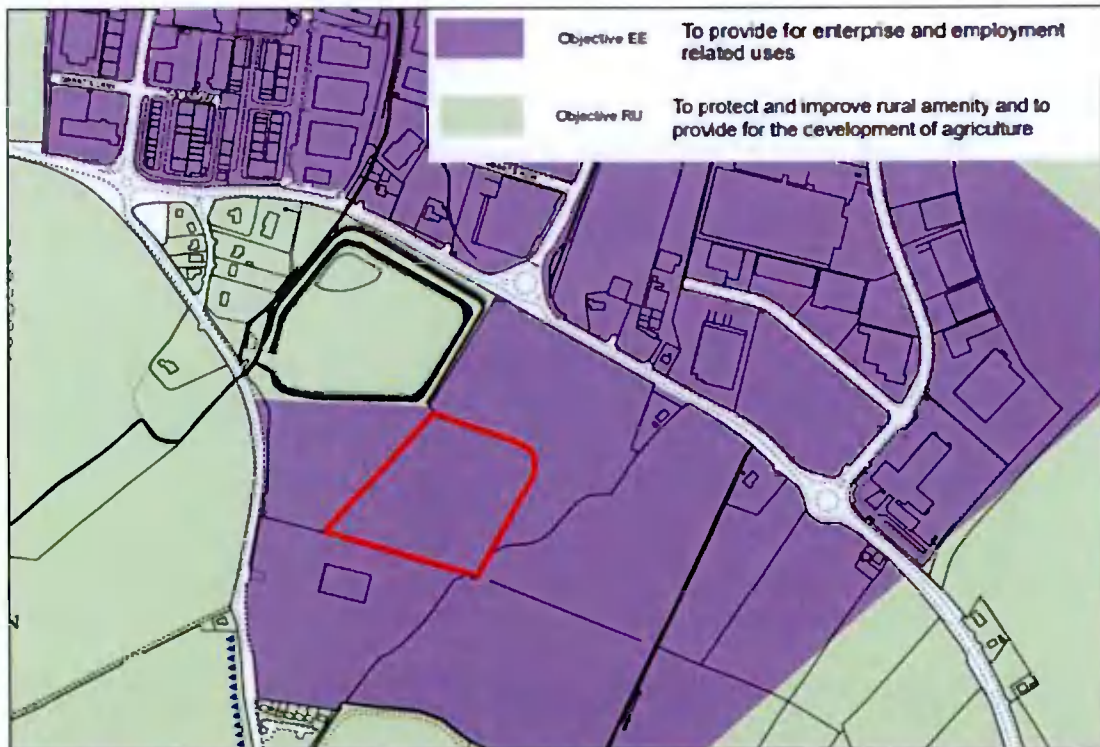


Figure 6.1: EE Zoning of the Subject Site, Outlined in Red (Indicative Only).

Source: *South Dublin County Council Development Plan 2016-2022 Maps, Map No. 8, annotated by Thornton O'Connor Town Planning, 2021.*

As discussed previously at Section 3.0 of this report, the purpose of the amendment application is to facilitate the picking system utilised by Uniphar in their daily operations. We submit that the expansion of Uniphar’s operations in South Dublin will contribute to the attractiveness of the county as an employment node and will complementing the existing range of employment uses in proximity to the site.

The principle of use will remain a warehouse development, as was permitted under the extant scheme (SDCC Reg. Ref. SD19A/0407).

The Planning Officer in their assessment of the permitted scheme was of the opinion that:

'The proposed warehouse use is permitted in principle as per the zoning objective. Offices over 100sqm are open for consideration. In this case 1,042sqm of office space is proposed however this is considered to be ancillary to the main warehouse use and is therefore acceptable given the zoning and site context.'

We submit that there is no change to the principle use of the development since the extant scheme was permitted.

6.3 Relevant Policies of the South Dublin County Council Development Plan 2016 – 2022

The following policies of the South Dublin County Development Plan 2016 – 2022 are relevant to the proposed development:

Section 4.2.0 of the Development Plan Strategic Policy For Employment:

'To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.' [Our Emphasis]

Economic and Tourism (ET) Policy 1 (Overarching):

'It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.' [Our Emphasis]

Economic and Tourism (ET) Policy 2:

'It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.' [Our Emphasis]

Economic and Tourism (ET) Policy 3:

'It is the policy of the Council to support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.' [Our Emphasis].

The table below sets out further relevant policies of the Development Plan that are applicable to the subject development:

Policy	It is a policy of the Council:
ET3 Objective 2	<i>'To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the</i>

	<i>value of higher order infrastructure and services that are required to support large scale strategic investment.'</i>
ET3 Objective 3	<i>'To support the phased expansion of the established Business and Technology Cluster to accommodate strategic high-tech manufacturing investments, research and development and associated uses.'</i>
ET3 Objective 4	<i>'To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.'</i>
ET3 Objective 5	<i>'To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.'</i>
ET3 Objective 6	<i>'To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.'</i>

The proposed scheme is in accordance with the relevant policies of the Development Plan above. As discussed in Section 2.0 of this Report, the proposed warehouse has been designed to facilitate Uniphar's automated picking capacity, which requires a larger floor plate.

The proposal will facilitate the continued expansion of the established Greenogue Business Park in this area, to meet the ongoing demand for large scale warehousing. The design of the proposed warehouse is of high-quality architectural merit which has been designed using ubiquitous materials that will facilitate the assimilation of the warehouse into the receiving context of recently permitted warehouses in the surrounding area.

6.4 Building Height and Built Form

Table 11.18 of the *South Dublin Development Plan 2016 – 2022* sets out Key Principles for Development within Enterprise and Employment zones as follows:

- *'Building heights respond to the surrounding context with transitions provided where necessary and reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes. [Our Emphasis]*
- *Individual buildings should be of contemporary architectural design and finish (including use of colour). Various treatments should be employed to reduce the bulk, massing and scale of larger buildings. [Our Emphasis]*
- *The layout and design of buildings maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them. [Our Emphasis]*
- *Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking can be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street. [Our Emphasis].*

The subject site is located within the Greenogue Business Park set back from the public road (R120), with a vehicular access leading from the Greenogue Roundabout. As such, the proposed

warehouse is sufficiently setback from the public road and will be screened by permitted developments (as per Reg. Refs. SD18A/0265 and SD19A/0065) to minimise any potential impact of the proposed height on the amenity of the surrounding area.

There is no increase in height proposed from the extant scheme at the subject site (South Dublin County Council Reg. Ref.: SD19A/0407). We acknowledge that the extant scheme is slightly higher than the prevailing height of the adjacent permitted warehouses (under South Dublin County Council Reg. Ref. SD18A/0265) however we highlight that the Planning Officer in the assessment of the extant scheme noted that:

'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.'

As outlined previously in this report, the proposed clear internal height of the subject scheme is a direct response to the demand for warehousing with a larger footplate to facilitate the technological advancements in the picking system required for the automated operation of the warehouse.

6.5 Signage

Table 11.2.8 of the *South Dublin Development Plan 2016 – 2022* sets out Key Principles for the Provision of Signage.

- *In general, signs on a building should only advertise goods or services that are associated with the premises and **no more than 2 advertising signs should be erected on any elevation.** [Our Emphasis]*
- *Signs should generally be **limited to the ground floor of a building** unless located directly over the entrance to a major commercial or retail building. [Our Emphasis]*
- *Signs should be simple in design and **integrate with the architectural language of the building** and not obscure any architectural features. [Our Emphasis]*

As per the extant scheme (South Dublin County Council Reg. Ref.: SD19A/0407), the provision of signage on the front façade (western elevation) will be in accordance with the standards outlined in the *South Dublin Development Plan 2016 – 2022* above, whilst also meeting the requirements of the Uniphar.

6.6 Car Parking

The maximum car parking standards are set out in Table 11.23 of the *South Dublin County Development Plan 2016 – 2022* and include the following standards for offices and warehouses:

Warehousing	1 per 100 sq m
Offices:	1 per 50 sq m

Transport and Mobility (TM) Policy 7 Car Parking:

*'It is the policy of Council to take a **balanced approach** to the provision of car parking with the aim of **meeting the needs of businesses and communities** whilst promoting a transition towards more sustainable forms of transportation.'* [Our Emphasis].

The proposed development includes 190 No. car parking spaces over 2 No. levels an increase in 119 No. permitted as part of the extant scheme (South Dublin County Council Reg. Ref.: SD19A/0407). Having regard to the increase of gross floor levels from the extant scheme and the assessment of surrounding industrial development we submit that the now proposed car parking provision is an appropriate response. We note that in the assessment of Block A and B (under South Dublin County Council Reg. Ref. SD18A/0265), the Planning Authority raised concerns regarding the quantum of car parking spaces proposed and subsequently the quantum of car parking was reduced from the 422 No. spaces originally proposed to the 324 No. spaces which were granted.

Under the extant permission, permission was granted for 119 No. car parking spaces in total where the relevant standards allowed for 156 No. car parking spaces. The now proposed scheme has a maximum requirement of 280 No. spaces. The Traffic Impact Assessment prepared by Stephen Reid Consulting highlights that:

'it should be recognised that the warehouse contains a significant element of mezzanine storage which is unlikely to result in an additional staffing requirement at typical employment densities for warehousing use. Therefore, for the 13,535 sq m ground floor warehouse only plus the 2,437 sq m office element there would be a requirement for 134 (warehouse) and 49 (office) parking spaces, equating to 183 spaces.'

Having regard to the extant scheme, surrounding relevant planning history and the subject site's proximity to public transport, we submit that the proposed car parking which is below the maximum standard outlined in the Development Plan is an appropriate response to the development subject to this amendment application.

6.7 Summary of Planning and Development Context

The proposed amendment application to the extant scheme permitted under South Dublin County Council Reg. Ref.: SD19A/0407 will facilitate the operational requirements of Uniphar. We submit that the amendments proposed to the extant scheme are in accordance with the 'EE' zoning objective 'to provide for enterprise and employment related uses pertaining to the site.

We re-iterate that the proposed increase in Gross Floor Area from the extant Planning Application is a direct response to the evolving market demand for warehousing of sufficient size to accommodate the technological requirements of large-scale modern storage and logistics operators such as Uniphar. Therefore, it is our professional planning opinion that the proposed amended application represents the proper planning and sustainable development of this area.

7.0 PLANNING ADMINISTRATION

7.1 Planning Fee

- A cheque made payable to South Dublin County Council in the amount of €38,000 representing the planning application fee payable in accordance with the provisions of Schedule 9 of the *Planning and Development Regulations, 2021 (as amended)*.

Details of fee calculation:

Class	Calculation	Amount
Class 4	€38,000 maximum fee	€38,000 maximum fee

7.2 Statutory Notices

- An original page of the *Irish Daily Star* published on Friday, 16th July 2021, in which notice of the application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations, 2021 (as amended)*.
- One copy of the Site Notice dated Friday, 16th July 2021, and erected or fixed on the land or structure pursuant to article 17(1)(b) of the *Planning and Development Regulations, 2021 (as amended)*.

7.3 Planning Application Form

- A completed *South Dublin County Council Planning Application Form*, dated Friday, 16th July 2021.

7.4 Planning Report

- Six copies of this *Planning Report*, prepared by Thornton O'Connor Town Planning, dated July 2021.

7.5 Documents Prepared by Kavanagh Burke Consulting Engineers

Six copies of each of the following documents:

- *Design Statement for Development Lands at Site C, College Lane, Greenogue, Rathcoole, Co. Dublin.*
- *Drainage Design Report for Industrial Development at Site C, College Lane, Greenogue, Rathcoole, Co. Dublin.*

7.6 Documents Prepared by JBA Consulting

Six copies of each of the following documents:

- Report entitled 'Site C Warehouse, College Lane, Greenogue, Rathcoole, Co. Dublin Appropriate Assessment Screening Report' dated July 2021.
- Report entitled 'Site C Warehouse, College Lane, Greenogue, Rathcoole, Co. Dublin Flood Risk Assessment Report' dated July 2021.

7.7 Verified View Montages Prepared by 3D Design Bureau

- Six copies of the Photomontages and CGI prepared by 3D Design Bureau.

7.8 Report Prepared by Stephen Reid Consulting Traffic and Transportation

- Six copies of Traffic Impact Assessment prepared by Stephen Reid Consulting Traffic and Transportation dated July 2021.

7.9 Report Prepared by Axiseng Consulting Engineers

- Six copies of the Part L Compliance Report prepared by Axiseng Consulting Engineers dated July 2021.

7.10 Report Prepared by Forge Solar PV Planning and Glare Analysis

- Six copies of the Forgesolar Glare Analysis prepared by Forge Solar PV Planning and Glare Analysis dated July 2021.

7.11 Drawings

- Six copies of the following drawings enclosed with this Application:

Kavanagh Burke Architects			
Drawing No.	Drawing Title	Scale	Page Size
D1	Site Location Map	1:2500	A3
D2	Site Plan	1:500	A1
GA-A01	Ground Floor Plan	1:200	A0
GA-A02	First Floor Plan	1:200	A0
GA-A03	Second Floor Plan Mezzanine Level 01	1:200	A0
GA-A04	Third Floor Plan Mezzanine Level 02	1:200	A0
GA-A05	Fourth Floor Plan	1:200	A0
GA-A06	Ancillary 3 Floor Office	1:100	A0
GA-A07	Mezzanine Office and Dock Office	1:100	A0
GA-A08	Architectural Sections	1:200	A0
GA-A09	Elevations (Warehouse Building)	1:200	A0

GA-A010	Car Park Elevations (Combined with Adjacent Proposed Warehouse)	1:200	A0
GA-A011	Contiguous Elevations	1:500	A0

Axiseng Consulting Engineers

Drawing No.	Drawing Title	Scale	Page Size
UWBC-AXE-XX-00-DR-ME-60101	Site Services Layout	1:500	A1
UWBC-AXE-XX-00-DR-ME-60102	Site Lighting Layout	1:500	A1

JBA Consulting

Drawing No.	Drawing Title	Scale	Page Size
CER-JBAI-XX-XX-DR-L-0002	Landscape Masterplan	1:500	A1
CER-JBAI-XX-XX-DR-L-0004	Landscape Planting Plan	1:500	A1



8.0 CONCLUSION

The proposed amendment application will ultimately result in an overall increase in the commercial floor area permitted under South Dublin County Council Reg. Ref.: SD19A/0407 by 15,479 sq m (from 13,959 sq m to 29,438 sq m) to facilitate the operational requirements of Unipharm.

The proposed development is fully in accordance with the zoning objective pertaining to the subject site 'to provide for enterprise and employment related uses' and as per the extant permission (under South Dublin County Council Reg. Ref.: SD19A/0407), this amendment application is in accordance with relevant standards outlined in the *South Dublin County Council Development Plan 2016-2022* as outlined in this report and thus represents the proper planning and sustainable development of the area.

We trust you will find this application in order.

Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Signed:

A handwritten signature in black ink that reads "Sadhbh O'Connor".

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning