

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Thornton O'Connor Town Planning
1, Kilmacud Road Upper
Dundrum
Dublin 14

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0999	Date of Decision: 22-Jul-2021
Register Reference: SD21A/0140	Registration Date: 28-May-2021

Applicant: Exeter Ireland Property IV C Ltd.

Development: Construction of 1 warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 16 meters with a gross floor area of 22,966sq.m including a warehouse area (21,113sq.m), ancillary office areas (1,163sq.m) and staff facilities (690sq.m); the provision of a new vehicular access to the site from Jordanstown Road including 2 additional access gates from this new road to the existing Site E to the north; pedestrian access; 210 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; hard and soft landscaping; 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 development works above and below ground; all on a site of 5.67 on lands that 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.

Location: Block R, Jordanstown Road, Aerodrome Buisness Park, Rathcoole, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-May-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the

Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Department of Defence has objected to the proposal on the grounds that the International Civil Aviation Organisation (ICAO) that set standards and practices on aviation have noted that Annex 14 will be impacted. Annex 14 deals with airport surfaces and its protection to ensure safe instrument flight procedures and specifically Obstacle Limitation Surfaces (OLS) that identifies the airspace around the aerodrome that is to remain free of obstacles.
The Planning Authority notes the serious concerns of the Department of Defence and the south east portion of the proposed development. The applicant is requested to liaise with the Department of Defence to seek a means to progress development on this site and demonstrate compliance with the South Dublin County Development Plan 2016-2022.
2. The proposed warehouse at 22,966 sq.m, standing approximately 16 metres tall would be visible from the R120 on approach to Newcastle Village from the N7 (southern elevation). The subject site is located on the edge of the existing industrial area and interfaces with the rural area to the south and east. In this instance the Planning Authority considers that design proposals to transition the industrial area into rural lands should be introduced along the southern and eastern boundaries. The applicant is requested to submit revised drawings demonstrating the following:
 1. The relocation of the overall structure away from the southern boundary of the site (in a northerly direction)
 2. An increased natural buffer zone along the entire southern and south-eastern boundaries of the site, which shall include earthen berms and significant, increased planting. This is to mitigate the impact of the proposed development at this important interface.
 3. A redesigned southern façade of the structure should be investigated and submitted, which should include a complete change in proposed materials from that proposed for the warehousing element and should include a green wall/façade to enhance and complement the berm and increased planting required under item 2 above.
 4. Include CGIs of revised proposal
3. The bulk, scale and massing of the building is considered to be extensive for the subject site, and it fills a significant area of the entire 5 hectare site, with minimal ‘greening’ and substantial hard-surfacing of the site, creating a cramped development which may be considered to be an overdevelopment of the site. The planning authority requests that a justification and a rationale for the size, bulk and scale of the proposed building on site be submitted. Notwithstanding this, revised proposals for a scaled down structure on the site should be submitted. A revised Design Statement is required (in accordance with Section 11.21 of the County Development Plan.
4. The applicant is requested to submit:
 - (1) an operational management plan which should include no. of HGVs making deliveries to and from the proposed development during the operational phase of the proposed development.
 - (2) a detail design of proposed vehicular access from Jordanstown Road, visibility splays shall be demonstrated at the proposed vehicular access.
 - (3) a robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan

parking standards are maximum standards. The proposal shall commit to developing a Mobility Management Plan for the proposed development, which should continue to promote the current trends to sustainable travel modes.

(4) a revised layout showing 1.8m wide pedestrian footpath along the northern and eastern perimeter of the warehouse connecting the fire escape doors to the safe assembly zones and a 2m width concrete footpath on the southern side of the new access road from Jordanstown Road.

(5) a swept path analysis for fire tenders and HGVs showing access to all required locations of the site needs to be submitted and agreed by the roads department.

(6) a drawing illustrating that all bicycle parking spaces shall be covered.

From a design perspective the parking should be demonstrated to comply with the car parking standards of the CDP, which requires increased planting of trees between car parking spaces.

5. Having regard to the significant number of car parking spaces proposed, the local road network and the lack of significant public transport the applicant is requested to submit a modal-shift report that seeks to encourage more sustainable transport modes for future staff.
6. With reference to the lands Zoned Rural the applicant is requested to submit:
 - (i) revised proposals to increase the proposed planting along the southern elevation (within the rural zoned lands) alongside the new pathway/cycleway and existing hedgerows should be augmented (to provide for Green Infrastructure in compliance with Chapter 8 of the CDP and to provide a significant planted buffer at this transition area (from industrial to rural).
 - (ii) Drawings of how this pedestrian/cyclist entrance will appear from the roadside should be submitted for a full assessment to take place; these should include (but not exhaustive) elevational plans and landscape plans at the R120 interface.
7. The Planning Authority notes the Ecological Impact Assessment and the mitigation measures but remains concerned that having regard to the site's location on the edge of the industrial area, abutting rural zoned land and having regard to the habitats and species (as mentioned in the Ecological assessment) that will be affected by the proposed development, in this regards the applicant is requested to submit the following:
 - (i) increased mitigation measures should be proposed, this should include the relocation of the structure away from the southern boundary in a northerly direction and the inclusion of a green wall/green façade on the southern elevation (which should be redesigned).
 - (ii) A Bat Survey to include feeding/foraging route survey should be carried out, having regard to the location of the site in an area known for its bat population and at a location abutting a rural zoning.
8. The applicant is requested to investigate sustainable energy for the proposed development. If solar panels are proposed a glint and glare assessment will be required for any proposed PV panels that could give rise to any nuisance effect from glint and glare at surrounding dwellings and that it is highly unlikely that there will be any hazardous glint and glare effects on road or aviation receptors.
9. Section 11.6.5(iv) of the County Development Plan requires that all new developments in excess of 1,000sq.m should submit a Construction and Demolition Waste Management Plan. The applicant is requested to submit this plan for assessment.
10. It is considered that the proposed office space/ancillary space to the warehouse exceeds the quantum that is open for consideration (within the zoning matrix and Policy ET-6 of the County Development

Plan) for an individual office land use at this location and within this zoning. In this context, the applicant is requested to demonstrate how it is proposed to comply with current development plan policy and fully justify the quantum and ancillary nature of the space. The applicant should note that an overall reduction in the size and scale of the proposed development is likely to be required and is requested to submit revised drawings in response to this item.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0140

Date: 23-Jul-2021

Yours faithfully,


for **Senior Planner**