

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1072/21

**Reg. Reference:** SD21A/0158      **Application Date:** 15-Jun-2021  
**Submission Type:** New Application      **Registration Date:** 15-Jun-2021

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

**Proposed Development:** Erection of 2 two storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level; alterations to external area/existing car park and all associated site works.

**Location:** Unit S1, Ballymount Drive, Ballymount Industrial Estate, Dublin 12

**Applicant Name:** Alan & Monica Holmes

**Application Type:** Permission

(SW)

### Description of site and surroundings

**Site Area:** stated as 0.2 Hectares.

### Site Description:

The site is a vacant parcel of land located immediately adjacent to an industrial unit, located within an industrial estate.

### Proposal:

- Erection of 2 two storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level; alterations to external area/existing car park and all associated site works.

### Zoning

The site is subject to zoning objective 'REGEN' – 'To facilitate enterprise and/or residential-led regeneration'.

### Consultations

*EHO* - no objections subject to conditions

*Irish Water* – additional information requested

*Roads* – no objections subject to conditions

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*Development Plans* – no objection.

SEA – no overlap indicated.

### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

*Subject site:*

SD08A/0805 Two storey extension to the north gable end of existing industrial units. The extension will comprise two separate warehouse units, each with 100sq.m warehouse floor space and 22sq.m of ancillary office space: the gross internal floor space to be provided is 244sq.m. The overall height of the development is 7.3m. **Permission Granted.**

### **Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

None recorded.

### **Relevant Policy in South Dublin County Council Development Plan (2016-2022)**

CS6 SLO 1:

To initiate a plan led approach to the sustainable regeneration of the brownfield lands in the Naas Road/Ballymount REGEN zoned lands. The plan led approach will include the preparation of a masterplan in 2019 with a view to preparing a Local Area Plan or other appropriate mechanism for the Regeneration (REGEN) and Local Centre (LC) at Walkinstown zoned lands. The masterplan will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework Plan (2010).

Chapter 4 Economic Development & Tourism

4.1.1 *Employment:*

- *A series of older industrial areas along the Luas Corridor, at Naas Road, Ballymount and Cookstown accommodate a diverse range of small and medium sized enterprises and industries. These areas, although large employment centres, are facing issues of evolutionary renewal. The Council will seek to support the regeneration of older industrial areas on a phased basis by promoting more intensive enterprise and/or residential led development at locations proximate to town centres and transport nodes.*

Section 4.2.0 Strategic Policy for Employment

*Policy ET1 Economic and Tourism Overarching Policies and Objectives*

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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.

Section 6.4.4 Car Parking  
Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater  
Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater  
Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management  
Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation  
Policy IE5 Waste Management

Section 9.3.1 Natura 2000 Sites  
Policy HCL12 Natura 2000 Sites

Section 10.0 Energy  
Policy E3 Energy Performance in Existing Buildings  
Policy E4 Energy Performance in New Buildings

Chapter 11 Implementation  
Section 11.2.1 Design Statements  
Section 11.2.4 Regeneration Zone  
Section 11.3.6 Retail Development  
(i) Retail Criteria  
Table 11.4 Regen zoning objective

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 11.4.4 Car Parking Design and Layout  
Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

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Section 11.6.1 (ii) Surface Water  
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)  
Section 11.6.1 (iv) Groundwater  
Section 11.6.1 (v) Rainwater Harvesting  
Section 11.6.1 (vi) Water Services  
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 11.6.4 Major Accidents – Seveso Sites  
Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings  
Section 11.8.1 Environmental Impact Assessment  
Section 11.8.2 Appropriate Assessment

### **Relevant Government Policy**

*Retail Design Manual - A Good Practice Guide*, Department of Arts, Heritage and the Gaeltacht (2012)

*Towards Nearly Zero Energy Building in Ireland – Planning for 2020 and Beyond*, Department of the Environment, Community and Local Government (2012)

*Design Manual for Urban Roads and Streets 2019-* Department of Housing, Planning and local Government (2019)

*Transport Strategy for the Greater Dublin Area, 2016-2035*, National Transport Authority  
*Spatial Planning and National Roads, Guidelines for Planning Authorities 2012* – National Roads Authority

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

*National Cycle Manual* – National Transport Authority (2011)

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

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

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### Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Residential and Visual Amenity
- Services and Drainage
- Access and Parking
- Screening for Appropriate Assessment
- Environmental Impact Assessment

### ***Zoning and Council Policy***

The site is subject to zoning objective 'REGEN' – 'To facilitate enterprise and/or residential-led regeneration'. The applicant has stated on the application form that the existing use is office/storage/showrooms. Warehouses are open for consideration in accordance with the County Development Plan (CDP) land use zoning matrix.

Paragraph 4.1.1 of the County Development Plan states:

*"The Council will seek to support the regeneration of older industrial areas on a phased basis by promoting more intensive enterprise and/or residential led development at locations proximate to town centres and transport nodes".*

It is not apparent that the proposal would support the wider regeneration of the area. However, it is noted that the proposal would be located immediately adjacent to existing units. The application site is located within the Naas Road masterplan area. Development Planning has been consulted and has stated *"Given the nature and scale of the proposed development and the fact that the development will not be a stand-alone building and is integrated with surrounding uses, it is considered that the principle of increased industrial use development at this specific location will not compromise the vision or the development of the Naas Road masterplan"*. The Planning Authority concurs with this statement.

It is therefore considered that the principle of the proposed development is acceptable.

### ***Residential and Visual Amenity***

The application site is not close to any residential properties. The EHO has raised no objections subject to conditions.

In terms of visual amenity, the proposed development would retain the existing building line, but would be marginally higher at 7.3m. Overall, the proposal is of a similar height and scale to those that received planning permission under SD08A/0805 (7.3m in height). The impact on visual amenity is considered acceptable.

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### *Services and Drainage*

Water Services has requested additional information regarding SuDS. Irish Water has requested additional information regarding distance from watermain and the foul sewer. Given the nature of the request, it is considered **additional information** is required in this instance.

### *Access and Parking*

Roads has no objections, subject to conditions. Given additional information is requested regarding services, it is considered the matters raised by roads should also be addressed via **additional information**.

### *Screening for Environmental Impact Assessment*

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

### *Screening for Appropriate Assessment*

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

## Other Considerations

### *Development Contributions*

- Additional warehouse – 312.54sq.m

### *Monitoring for Strategic Environmental Assessment*

**Building Use Type Proposed** Industrial

**Floor Area (sq. m)** 312.54

**Land Type** Brownfield/Urban Consolidation

**Site Area (ha)** 0.2

## Conclusion

Having regard to the 'REGEN' zoning objective of the site, and the nature and scale of the proposed development, it is considered that the proposal is acceptable in principle and the design is also acceptable, however, additional information is required regarding proximity to pipes and other matters to ensure the proposal would accord with the South Dublin County Council Development Plan 2016-2022.

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### Recommendation

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

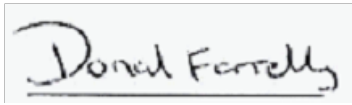
1. The applicant is requested to submit a drawing and report to show what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS are permeable paving , swale/s, filter drains and other such SuDS.
2. The applicant is requested to submit a drawing in plan and cross sectional view showing the distance between the proposed foundation of boundary wall and the outside diameter of existing watermain. This should be shown at the narrowest point between proposed foundation and existing watermain north of site. The applicant should note setback distance requirements of Irish Water.
3. The applicant is requested to submit a drawing in plan and cross sectional view showing the distance between the proposed foundation of boundary wall and the outside diameter of existing 225mm foul sewer north of site. This should be shown at the narrowest point between proposed foundation and existing 225mm foul sewer north of site. The applicant should note setback distance requirements of Irish Water.
4. The applicant is requested to submit a pre-connection enquiry with Irish Water. Details of this should be submitted as additional information.
5. The applicant is requested to submit:
  - (a) a revised layout in plan and elevation view showing, fire exist doors for each warehouse with a concrete footpath of minimum 1m width and maximum 1.8m width linking the east west side of the development in the north direction.
  - (b) a revised layout showing 10% of staff car parking spaces equipped with operational electrical charging points.

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REG. REF. SD21A/0158

LOCATION: Unit S1, Ballymount Drive, Ballymount Industrial Estate, Dublin 12



**Donal Farrelly,  
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:** 9/8/21

  
**Jason Frehill, Senior Planner**