

Register Reference: SD21A/0167 **Date:** 16-Jul-2021
Development: Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5.1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m3 combined); SCR Urea Tank (26m3); Lube Oil Storage Tank (26m3); Lube Oil Maintenance Tank (26m3); Pilot Oil Tank (26m3); Fire Water Storage Tank (1000m3); Effluent Collecting Tank (26m3); Underground Surface Water Attenuation Tank (490m3); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage.

Location: Profile Park, Baldonnell, Dublin 22
Applicant: Shane Minehane, Greener Ideas Limited
App. Type: Permission
Planning Officer: SARAH WATSON
Date Recd: 25-Jun-2021
Decision Due Date: 19-Aug-2021

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

The site of the proposed power plant is approximately 1.9 hectares in size and is greenfield. Segregated Pedestrian and Cycle access routes are provided in the Profile Park and along the R134 providing the main access route into Profile Park.

Signed: Graham Murphy *Graham Murphy* 12/08/2021

Endorsed: _____ DATE

Access & Roads Layout:

The existing site access from one of the main arteries within Profile Park will be used, this is a T- junction and is located on the north western boundary of the site. There is also provision for a second access gate to the north of the development. An auto track analysis has been provided detailing fire tender access. Sight line details are shown on the same drawing, for both access locations.

Permeability:

Limited details of pedestrian permeability have been provided.

Car Parking:

The car parking provisions at the site have been proposed as follows.

- 8 spaces for Staff.
- 2 Un-abled user spaces.
- Provision for 2 no. electrical charging points are also provided as part of the parking design.

A total of 12no. spaces is proposed. Although not specifically mentioned in South Dublin's Development plan, the car parking provision should match the number of staff envisaged working at the facility.

Bicycle Parking:

No provision has been made for bicycle parking, although a few operational staff will be employed at the facility.

Roads recommend that additional information be requested from the applicant:

1. Prior to commencement of development, the applicant is requested to submit a revised layout showing the, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.
 - a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - b) All external bicycle parking spaces shall be covered.
 - c) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

Signed: Graham Murphy *Graham Murphy* 12/08/2021

Endorsed: _____ DATE

No Roads objections subject to the following conditions:

2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
4. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
5. Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.
6. The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.
 - a. Car parking spaces dedicated for electrical charging shall be demarcated with “RRM 034” as per Chapter 7 Road Markings

Signed: Graham Murphy *Graham Murphy* 12/08/2021

Endorsed: _____ DATE