

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1150/21

Reg. Reference: SD21A/0182 **Application Date:** 02-Jul-2021

Submission Type: New Application **Registration Date:** 02-Jul-2021

Correspondence Name and Address: Peter Kavanagh, Kavanagh Burke Consulting
Engineers Unit F3, Calmount Park, Ballymount,
Dublin 12

Proposed Development: Alterations to an existing granted planning application, Reg. Ref. SD20A/0204, for a warehousing development consisting of provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m; provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs. Additional floor area provided 71sq.m; the alterations above result in total floor area increase by 349sq.m (from 2,222sq.m to 2,571sq.m); provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations; provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance; provision of 288sq.m solar panels to the roof of the warehouse; provision of a new recessed access/egress, rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C; elevation and site plan revisions associated with entrance porch, signage and fire exit stairs; and associated drainage adjustments due to the inclusion of the above alterations; all other details will remain as per the granted application Reg. Ref. SD20A/0204.

Location: Baldonnell Business Park, Baldonnell, Dublin 22

Applicant Name: Airtraks Ltd T/A ATC Computer Transport

Application Type: Permission

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(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.98ha

Site Description:

The subject site comprises partly undeveloped greenfield site located within the townlands of Moneenalion Commons Upper and Brownsbarn. The site is bounded by Baldonnell Road to the north, further industrial development and Casement Aerodrome lie beyond this to the north. Industrial development lies to the east, west and south. Open countryside lies to the north.

Proposal:

Planning Permission is sought for:

Alterations to an existing granted planning application, Reg. Ref. SD20A/0204, for a warehousing development consisting of:

- provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m;
- provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs.
- Additional floor area provided 71sq.m;

the alterations above result in total floor area increase by 349sq.m (from 2,222sq.m to 2,571sq.m);

- provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations;
- provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance;
- provision of 288sq.m solar panels to the roof of the warehouse;
- provision of a new recessed access/egress,
- rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C;
- elevation and site plan revisions associated with entrance porch, signage and fire exit stairs;
- associated drainage adjustments due to the inclusion of the above alterations;
- all other details will remain as per the granted application Reg. Ref. SD20A/0204.

Zoning:

The site is designated 'EE' – to provide for employment and enterprise related uses.

The Site is located within the Department of Defence Inner Zone and noise significant boundary.

IE3 SLO:1: To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the

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criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

SEA Sensitivity Screening:

Indicates no overlap.

Consultations:

Water Services: Request additional information.

Water Pollution: No report received at time of writing.

Roads: No objection, subject to conditions.

Heritage Officer: No report received at time of writing.

EHO: No report received at time of writing.

Irish Water: Request additional information.

Department of Defence: No report received at time of writing.

Fire Officer: No report received at time of writing.

Submissions/Observations /Representations

None received.

Relevant Planning History

SD20A/0204 Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.8m with a gross floor area of 2,222sq.m including a warehouse area (1,530sq.m), staff facilities (302sq.m) and ancillary office area (390sq.m) and will also include the provision of 1 new vehicular access/egress point along the north-west boundary of the subject site onto Clonlara Road; pedestrian access; 22 ancillary car parking spaces; bicycle parking; HGV marshalling yard with 2 loading bays; level access goods doors; dock levellers; access gate; signage; hard and soft landscaping; lighting; boundary treatments and associated site development works above and below ground. **Permission Granted.**

SD07A/0711 Two storey own door office comprising of 18 own door offices ranging in size from 107sq.m to 232sq.m; light industrial warehouse comprising of 6 units with ancillary two storey offices; ESB sub-station and refuse compound; car parking and associated site works on a site of 0.962 hectares. **Permission Granted. ABP Grant**

SD07A/0452 Three storey own door office units over basement car park comprising of 21 own door offices ranging in size from 107sq.m to 328sq.m; light industrial warehouse comprising of 6 units with ancillary two storey offices; ESB sub station and refuse compound; boundary railing, car parking and associated site development works on a site of 0.962 hectares. **Permission Refused. ABP Refused.**

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SD06A/1057 2 blocks incorporating 11 light industrial/warehouse buildings including 2 storey ancillary offices, ESB sub station, boundary railing, car parking and associated site development works on a site of 0.935 hectares. **Permission Granted.**

S99A/0580 Advance factory/warehouse unit with associated offices and site works. **Permission Granted.**

S99A/0083 For new entrance to existing carpark at own premises. **Permission Granted.**

S00A/0371 Science and technology-based enterprise/office-based industry development, including landscaping and associated site development comprising 3 three storey office blocks with 176 surface car parking spaces. **Permission Granted.**

S00A/0144 An E.S.B. Sub-station building with associated site works. **Permission Granted.**

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan (2010-2016)

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

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.

Policy ET3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

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

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7.3.0 Flood Risk Management

Policy IE3 Flood Risk

IE3 SLO1 'To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

7.8.1 Casement Aerodrome

Policy IE8 Casement Aerodrome

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

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

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.5 Enterprise and Employment Areas

Section 11.6.1 (i) Flood Risk Assessment

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

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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 Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007)

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

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)

Assessment

The main issues for assessment are:

- Zoning and council policy,
- visual impact,
- design statement,
- access and parking,
- landscaping,
- services and drainage,
- aviation,
- appropriate assessment
- environmental impact assessment.

Zoning and Council Policy

The site is located in an area zoned EE –warehousing development is ‘permitted in principle’ within the zoning matrix, as are Industry-General, Industry-Light, Industry-Special. The ancillary workshop is therefore considered acceptable in principle.

The signage will be considered in accordance with Schedule 6: Outdoor Advertising Strategy of the SDCC County Development Plan.

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Policy 3 Enterprise and Employment, objective 7, states that it is the policy of the Council *'to support the provision or retrofitting of suitable electricity and heat micro generation and storage equipment, such as photovoltaic and water-heating solar panels and small to medium scale wind turbines within business parks and industrial areas'*.

The other elements of the proposal – elevational amendments, access revisions, rearrangement of truck and fuel areas, revision of boundary, alterations to drainage are ancillary to the main use and will be considered on their impacts.

It should be noted that the site is subject to a 'specific local objective': IE3 SLO1: *'To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'*.

Flood risk should therefore be considered when determining whether the principle of the proposed development is acceptable. The site is located with Flood Zone C and is therefore sequentially preferable. Given this and the fact the proposal is an amendment application, a detailed FRA is not required.

Visual Impact

Provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m

The workshop appears to be located in the west corner (rather than southwest corner) of the application site. It is noted that it would be located internally within the employment area, adjacent to existing buildings and would be most visible from the road internal to the employment area. The contiguous elevations indicate it would be significantly lower in height than the approved warehouse and would be slightly lower than the adjacent development to the southwest. The applicant indicates that the rear elevation would be the northwest, indicating it would be the most visible. This elevation appears blank, with no detail. It is noted that both side elevations are also blank. 2 rollershutter doors are located on the southeast elevation. Overall, the scale is considered acceptable given the context, however, the design of the building does not have a positive impact on the visual amenity of the area, resulting in a number of blank facades. The applicant is requested to address this matter via **additional information**.

Provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs. Additional floor area provided 71sq.m.

The proposed extended glazed entrance would only marginally increase the glazing on the northwest elevation. The new entrance is apparent from the southwest and northeast elevations,

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indicating glazing and cladding respectively. The northeast elevation would be highly visible and the applicant is requested to consider glazing this elevation via **additional information**.

The new emergency exit route at first floor would increase the floor area, but this would be internally. Emergency stairs would be present on the northeast elevation. These would not have a significant impact on the elevation.

The overall increase in floor area of 349sq.m is not considered significant, increasing floor area from 2,561sq.m to 2,222sq.m.

Provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations; provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance;

The elements above are considered to be signage – the flagpoles would inevitably have a flag attached to them and are therefore considered advertisements.

Signage is considered in accordance with the Outdoor Advertising Strategy. The site is located within Zone 2. *Zone 2: This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network.* The site is considered to be in an area of large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising.

In accordance with Section 7:

- The geographical zone in which the site is located, as set out in the figure showing zones of advertising control. *Signage is considered appropriate in this zone.*
- The rationale for the proposed advertising structure, including proposals for the removal and/ or rationalisation of existing outdoor advertising structures. *The signage is associated with the proposed commercial use*
- The concentration of existing advertising structures in the area. *Advertising in the area is of a similar type. It is not considered that there is an overconcentration.*
- The design of the advertising panel and the use of high-quality materials. *High level signage would be provided on all elevations, excluding the southwest, of the main warehouse. The signage is the same on all elevations. Details of materials of these signs have not been set out, however, it is stated that they are internally lit. 3 flagpoles would be located to the front of the building, these appear to be a light colour metal.*

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- The scale of the panel relative to the buildings, structures, roads and streets in which the advertising panel is to be located. *The high levels signs would measure 12.25sq.m each, they do not appear over dominant, given the scale of the building. The flagpoles would each measure 10m and would be located towards the front of the site.*
- Impact on the character of the street and the amenities of adjoining properties, in particular residential properties. *There are no residential properties. The proposal would not have a significant impact on the character of the area.*
- Impact of the structure and any proposed lighting on biodiversity. *The proposed signage would be internally lit. In accordance with section 4, there are a number of matters that should be considered when assessing illuminated signage. One of the matters to be considered is the appearance of the signs in the daytime. Internally lit signage might not be visually attractive in the day. In addition to this, it is noted that the Bat Survey, undertaken for the previous application, recommended "mitigation measures, including sensitive lighting design." The applicant is therefore requested to externally light the signage and provide details of illumination levels via **additional information**.*
- Impact of the structure on Views and Prospects (see Section 9.2 of Development Plan). *There would be no impact on these features.*
- Advertising panels will not be permitted where they interfere with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or if they obscure road signs. *There would be no impact on these features.*
- Impact on the character and integrity of Architectural Conservation Areas and Protected Structures. *There would be no impact on these features.*
- Proposals must meet the safety requirements of Transport Infrastructure Ireland (TII), where appropriate including the policy and codes associated with signage, safety and operational requirements of Transport Infrastructure Ireland (TII), for both light rail and national roads where appropriate. *There would be no impact on these features.*

The signage is generally considered acceptable. However, the applicant is requested to revise the proposed illumination and provide details of illumination levels via **additional information**.

Provision of 288sq.m solar panels to the roof of the warehouse

The proposed development would comprise the installation of 3 areas of solar panels (total area 288sq.m) for the purposes of renewable energy generation mounted on the roof of the existing industrial unit. The panels would be tilted at an angle. The panels would not occupy the front section of the building and would be located towards the centre and the rear. The panels do not significantly alter the structure as it currently exists. The structure, therefore, remains similar in design, scale and external finish detail to the existing industrial premises.

Having regard to the overall area of the proposed solar PV panels on the roof of an industrial unit within an industrial estate, it is considered that there is no adverse impact on visual amenity.

Provision of a new recessed access/egress

This element would not have a significant impact on visual amenity.

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Rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C;

The proposed fence is considered acceptable. The truck wash would be located towards the rear of the site and would not have a significant impact on visual amenity.

Access and Parking

Roads has raised no objections are raised, subject to conditions.

Landscaping

No comments were received from Parks and Public Realm.

The approved landscaping would not be significantly impacted by the proposed alterations.

Services and Drainage

Water Services has requested **additional information** in relation to volume of surface water attenuation. Irish Water has requested **additional information** regarding pre-connection enquiries.

Aviation

The site is to the south-east of Casement Military Aerodrome. Specific design constraints apply to development within the security zone of the aerodrome. The site is located within the Department of Defence Inner Zone and noise significant boundary. In accordance with IE8 Objective 5: “*Within the Department of Defence Inner Zone (delineated on Development Plan Index Map), in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground level should be permitted except where specifically agreed following consultation with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome*”.

The proposed development would be less than 20m high.

IE8 Objective 6 states “*To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals and conference centres within the Noise Significant Area Boundary delineated for Casement Aerodrome, subject to an appropriate noise assessment and mitigation measures to protect residential amenity*”. The proposed development would not fall into this category.

Solar PV panels would be installed on of the roof of the warehouse. It is noted that the applicant has not provided a glint and glare analysis. The applicant is requested to provide this via **additional information**.

The Department of Defence has not commented on the proposal.

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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.

Screening for Environmental Impact Assessment

Having regard to the 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.

Other Considerations

Development Contributions

Warehouse increase in floor area – 71sq.m

Ancillary workshop – 278sq.m

The proposed development consists of the installation of roof mounted solar photovoltaic (PV) panels system on an existing industrial unit covering a stated area of c. 288sq.m.

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'.

The applicant is requested to clarify the MW output of the solar PVs via **additional information**.

SEA Monitoring Information

- *Building Use Type Proposed*- Warehouse (office and staff ancillary)
- *Floor Area (sq. m.)*- 359sq.m
- *Land Type*- Greenfield
- *Site Area (Ha.)*- Stated as 0.98ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the established character of the area and the nature, the scale of the proposed development, it is considered that it is acceptable in principle, however **additional information** is required in relation to a number of issue to ensure the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

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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:
 - redesign the proposal and activate the frontages, particularly those that are more visible. This could include adding glazing/fenestration;
 - add glazing to the north east elevation of the new extended glazed entrance.
2. The Planning Authority is concerned that internally lit signage might not be visually attractive in the daytime. In addition to this, it is noted that the Bat Survey, undertaken for the previous application (SD20A/0204), recommended 'mitigation measures, including sensitive lighting design'. The applicant is therefore requested to externally light the signage, provide details of illumination levels and indicate that there would be no negative impact on bats.
3. (a) The applicant has proposed a reduction in the provision of surface water attenuation volume compared to previously permitted development planning ref: SD20A/0204 however the applicant has not provided a justification for this volume reduction. The applicant is requested to submit a report clearly showing design calculations which demonstrates how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates. The report shall include Site SAAR and SOIL Values, MET Eireann Rainfall data, A breakdown of all surface types and areas (in m²) aswell as corresponding run off coefficients.
(b) The applicant is requested to submit a drawing showing plan and cross sectional views of all proposed SuDS (Sustainable Drainage Systems) features for the development such as but not limited to: Tree pits, Infiltration trench ,Rain water reharvesting, etc. The applicant is requested to also include permeable surfacing in the parking areas as part of SuDS measures and submit details of same.
4. (a) In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
(b) In order to assess the if the public wastewater infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries

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can be made at <https://www.water.ie/connections/get-connected/>.


5. The applicant is requested to provide:
 - (a) a glint and glare analysis.
 - (b) details of the MW output of the solar PVs.

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REG. REF. SD21A/0182

LOCATION: Baldonnell Business Park, Baldonnell, Dublin 22

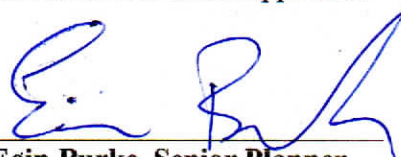


**Tracy McGibbon,
A/Senior Executive Planner**

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:

26/8/21



Eoin Burke, Senior Planner