

# Comhairle Chontae Atha Cliath Theas

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

### PR/1163/21

**Reg. Reference:** SD21A/0185      **Application Date:** 05-Jul-2021  
**Submission Type:** New Application      **Registration Date:** 05-Jul-2021

**Correspondence Name and Address:** Barry Lyons, Kruger Lyons Unit 202, Citywest Business Centre, 3013 Lake Drive, Citywest, Dublin 24

**Proposed Development:** Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.

**Location:** Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22

**Applicant Name:** KN Network Services (Ire.) Ltd.

**Application Type:** Permission

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.19 Hectares on the application.  
Site Visit: 29<sup>th</sup> of July 2021

### Site Description

The subject site is located on Crag Avenue within the Clondalkin Industrial Estate. The site consists of a part single storey and part two storey industrial building and yard with vehicle parking and storage. The site is bound by Crag Avenue to the north, an accessway to the west, and industrial sites to the south and east.

### Proposal

Permission is being sought for the full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.

### Zoning

The subject site is subject to zoning objective 'EE': *'To provide for enterprise and employment related uses'*.

### Consultations

Water Services – no objection subject to conditions.  
Irish Water – no objection subject to conditions.

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Waste Management – no report received.  
Water Pollution – no report received.  
Public Realm – no objection subject to conditions.  
H.S.E. Environmental Health Officer – no report received.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

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

None.

### **Relevant Planning History**

*Subject site*

SA0707

Two storey offices and workshop. **Permission granted.**

*Adjacent site to the south*

SD16A/0279 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 12

Permission is sought for a change of use, namely intensification of use of existing facility for temporary storage prior to transfer offsite for recovery waste soil and stones. **Permission granted.**

### **Relevant Enforcement History**

None recorded for subject site according to APAS.

### **Pre-Planning Consultation**

None recorded for subject site according to APAS.

### **Relevant Policy in South Dublin County Council Development Plan 2016 – 2022**

*Chapter 4 Economic Development and Tourism*

*Section 4.3.3 Enterprise and Employment (EE) Zoned Lands*

*Policy ET 3 Enterprise and Employment (EE)*

*Chapter 7 Infrastructure and Environmental Quality*

*Policy IE 1 Water & Wastewater*

*Policy IE 2 Surface Water & Groundwater*

*Policy IE 3 Flood Risk*

*Policy IE Waste Management*

*Policy IE 7 Environmental Quality*

*Chapter 11 Implementation*

*Section 11.6.0 Infrastructure and Environmental Quality*

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*Section 11.6.5 Waste Management*

*(iv) Construction and Demolition Waste*

*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).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Eastern Midlands Region Waste Management Plan 2015 – 2021, Eastern Midlands Waste Regional Office, (2015).

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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

The proposed development is consistent in principle with zoning objective EE. The applicant states that the building for demolition is over 30 years old and has come to the end of its useful life and is not suitable for refurbishment. It is stated that the removal of the building is the first part of a larger plan to regularise their property holdings in the area. Any future development of the site will be subject to a separate planning application. No timeframe for the future development of the site is given. The Planning Authority has concerns in regard to the potential length of time the site might remain vacant. While the principle of demolition of this structure is acceptable it is not desirable for this to result in a long-standing vacant site. **The applicant should be requested to indicate a timeframe for future development of the site via Additional Information. Additionally, if the applicant proposes to also continue utilising the site between demolition and redevelopment this use should be clarified.**

The applicant does not indicate on the submitted drawings the location of their other property holdings in the area. If any property holdings are adjoining, abutting or adjacent to the subject site these are required to be outlined in blue on the site location map as per the Planning and Development Regulations, as amended. **The applicant shall be requested to address this via Additional Information.**

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### ***Visual Amenity***

The building proposed for demolition is a one and two storey brick building with a flat roof. The submitted application drawings show that the internal layout consists of a double height space and office areas. The building is setback approx. 14.5m from the front boundary of the site, approx. 2.9m from the closest side boundary (east) and approx. 2.7m to 3.0m from the rear boundary.

In the place of the building it is proposed to install hardcore on the footprint. The site to the rear of the subject site is used for temporary storage prior to transfer offsite for recovery waste soil and stones (Reg. Ref. SD16A/0279). This rear site would be more visible from Crag Avenue should the building be demolished. However, it is noted that the area is industrial in nature and is zoned as such. The impact on visual amenity from the rear site would therefore be acceptable. As stated, the Planning Authority has concerns in regard to the potential for the site to become vacant and remain as such for a long period. This is to be addressed via Additional Information.

### ***Services and Drainage***

In relation to surface water and flood risk, Water Services has no objection and recommends standard conditions. The report from Water Services is noted and should be conditioned as such.

In relation to foul water and water supply, Irish Water has no objection to the proposed development and recommends standard conditions. This is noted and should be conditioned as such in the event of a grant of permission.

### ***Waste Management***

The applicant has submitted a template of a Waste Management Plan. No report has been received from the SDCC Waste Management section at the time this report was written. It shall be conditioned that the applicant submits a construction and demolition waste management plan to the Planning Authority for written agreement prior to the commencement of development.

### ***Landscape***

The Public Realm Section has assessed the proposed development in accordance with the County Development Plan and best practice guidelines and recommends the following condition:

#### ***Protection of Existing Trees***

*There are concerns with the absence of information submitted in relation to protection of existing trees on /adjacent to the subject site. Tree protection to be proposed in accordance with BS 5837: 2012: Trees in Relation to Design, Demolition and Construction.*

There appears to be existing vegetation/trees to the east of the building proposed for demolition. It shall be conditioned that the existing trees are protected during demolition works.

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### *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.

### *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.

Notwithstanding the above, the site is located close to the Grand Canal which is a pNHA. A bat survey of the building should be carried out prior to the demolition of the structure.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

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

1. The applicant states that the removal of the building is the first part of a larger plan to regularise their property holdings in the area. Any future development of the site will be subject to a separate planning application. No timeframe for the future development of the site is given. The Planning Authority has concerns in regard to the potential length of time the site might remain vacant. While the principle of demolition of this structure is acceptable it is not desirable for this to result in a long standing vacant site. The applicant is requested to indicate a timeframe for future development of the site. Additionally, if the applicant proposes to also continue utilising the site between demolition and redevelopment this use should be clarified.
2. The applicant does not indicate on the submitted drawings the location of their other property holdings in the area. If any property holdings are adjoining, abutting or adjacent

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to the subject site these are required to be outlined in blue on the site location map. If this is the case the applicant is requested to submit a revised Site Location Map.

3. (i) The site is located close to the Grand Canal which is a pNHA. The applicant is requested to submit proposals that will assess for, and mitigate, any potential negative impacts on the pNHA.  
(ii) A bat survey of the building should be carried out and the findings submitted as part of the further information response.

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**REG. REF. SD21A/0185**

**LOCATION: Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22**

*J. Johnston*  
**Jim Johnston,**  
**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:**

*30/8/21*

*Eoin Burke*  
**Eoin Burke, Senior Planner**