

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1208/21

Reg. Reference: SD21A/0200 **Application Date:** 16-Jul-2021

Submission Type: New Application **Registration Date:** 16-Jul-2021

Correspondence Name and Address: Thornton O'Connor Town Planning 1, Kilmacud Road Upper, Dundrum, Dublin 14

Proposed Development: Amendments principally comprising of an overall increase in the commercial floor area by 15,479sq.m from the permitted 13,959sq.m to 29,438sq.m; the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels); the permitted maximum height of the development at 23.7 metres will remain unchanged; the additional 15,479sq.m development proposed will comprise an increase in the warehouse floor area from 12,369sq.m to 13,353sq.m, staff facilities from 548sq.m to 2,582sq.m and ancillary office area from 1,042sq.m to 2,437sq.m; in addition to the provision of a 2 storey mezzanine warehouse area (9,703sq.m), integrated plant room (434sq.m) and plant area on 2 floors (929sq.m); construction of a 2 storey car-parking area (4,057sq.m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces; 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq.m and 3m height); bin storage (42sq.m and 2.9m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

Location: College Lane, Greenogue, Rathcoole, Co. Dublin

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Applicant Name: Jordanstown Properties Limited

Application Type: Permission

(DF)

Description of site and surroundings

Site Area

Stated as 2.7 Ha

Site Description

The application site is located on the southern side of the R120 between the N7 and Newcastle, opposite Greenogue Business Park. The site is located adjacent to an existing industrial building that houses a composting company. The proposed development approved under SD19A/0407 is under construction with site works underway.

Site visited

18/08/2020

Proposal

The application proposes the following:

- Amendments principally comprising of an overall increase in the commercial floor area by 15,479sq.m from the permitted 13,959sq.m to 29,438sq.m;
- the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels);
- the permitted maximum height of the development at 23.7 metres will remain unchanged;
- the additional 15,479sq.m development proposed will comprise an increase in the warehouse floor area from 12,369sq.m to 13,353sq.m, staff facilities from 548sq.m to 2,582sq.m and ancillary office area from 1,042sq.m to 2,437sq.m; in addition to the provision of a 2 storey mezzanine warehouse area (9,703sq.m), integrated plant room (434sq.m) and plant area on 2 floors (929sq.m);
- construction of a 2 storey car-parking area (4,057sq.m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces;
- 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors;
- the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq.m and 3m height); bin storage (42sq.m and 2.9m height); amended lighting layout; signage;

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modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

Zoning

The subject site is subject to zoning objective 'EE' - *'To provide for Enterprise and Employment Related Uses'* under the South Dublin County Council Development Plan 2016-2022.

Consultations

Department of Defence – objects to the development
Heritage Officer – no response
Inland Fisheries Ireland – no response
Irish Aviation Authority – no response
Irish Water – no response
Parks – Additional Information requested
Roads – Additional Information requested
Transport Infrastructure Ireland – no response
Waste Management – no response
Water Services – No objection subject to conditions
Commission for Regulation of Utilities-no response

Submissions/Observations /Representations

No submissions received. Final date for submissions 02/09/21

Planning History

SD19A/0407.

Provision of a warehouse unit with ancillary three storey office and staff facilities and associated development; the building will have a maximum height of 23.7m with a gross floor area of 13,959sq.m including a warehouse area (12,369sq.m); staff facilities (548sq.m) and ancillary office area (1,042sq.m); provision of one new vehicular access/egress point at the northern corner of the subject site and one HGV access/egress point at the southern corner of the subject site which connects onto the internal access road for two adjacent permitted warehouses (Reg. Ref. SD18A/0265) and permitted waste metal facility (Reg. Ref. SD19A/0065) which links to the Greenogue Roundabout on the R120; 119 ancillary car parking spaces; bicycle parking; HGV yard with 12 loading bays; level access goods doors; dock levellers; hard and soft landscaping; ESB substation (9sq.m); boundary treatments and associated site development works above and below ground.

Grant Permission

SD18A/0265

Permission granted for provision of 2 warehouses with ancillary three storey office and staff facilities and associated development. Building A will have a maximum height of 18.3m with a gross floor area of 15,286sq.m including a warehouse area (14,267sq.m), ancillary office area

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(413sq.m) and staff facilities (606sq.m). Building B will have a maximum height of 17.4m with a gross floor area of 26,384sq.m including a warehouse area (23,421sq.m), ancillary office areas (1,870sq.m) and staff facilities (1,093sq.m). The development will also include the provision of a new vehicular access to the site via the Greenogue Roundabout; internal roadways; pedestrian access; 422 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; 2 ESB substations (18sq.m); lighting; boundary treatments; and associated site development works above and below ground.

SD18A/0022

Permission refused for (a) Building A: Metal transfer building (3,227sq.m, 15.30m high) with 2 storey ancillary offices/staff facilities (383sq.m, 9.00m high) plus single storey annexed staff facilities (114sq.m, 3.90m high), totalling 3,724sq.m; (b) Building B: Ancillary workshop for vehicle maintenance and charging (574sq.m, 12.40m high); (c) Site entrance/exit off Tay Lane, HGV weighbridge, ancillary car parking, HGV parking (680m²), marshalling yard, external storage of waste metal (965sq.m) screened by demountable concrete walls 4.2m high, HGV wash area, associated drainage, landscaping, services and utilities.

Application refused for the following reasons:

1. Pursuant to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), the proposed development was required to be accompanied by an Environmental Impact Assessment Report (EIAR). The applicant failed to respond to the request for additional information to submit an adequate EIAR, which is a statutory requirement for the proposed class of development. Therefore, having regard to the scale and nature of the proposed development and the statutory requirement for an EIAR, the proposal would be contrary to the proper planning and sustainable development of the area and contrary to the provisions of Section 11.8.1 Environmental Impact Assessment of the 2016-2022 County Development Plan.
2. An adequate Design Statement was not submitted with the application, which is a requirement under Section 11.2.1 of the 2016-2022 South Dublin County Council Development Plan. A comprehensive Design Statement should be presented as an independent document which explains and illustrates the design rationale and records the design process. It should (although not exclusively) illustrate a site appraisal and design concepts and illustrate a materials palette and include photomontages / 3D images of the proposed development. The application is considered deficient in this regard and is not compliant with Section 11.2.1 of the 2016-2022 County Development Plan.
3. Insufficient details have been lodged with the Planning Authority in relation to the provision of a comprehensive Tree Report, comprised of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, which are required to ensure compliance with the objectives, policies and standards of the South Dublin County Development Plan 2016 - 2022, such as Section 11.5.5(i) Ecological Protection, Policy G2 Objective 9 and Policy G2 Objective 13, and The proposed development has not demonstrated compliance with Section 11.5.5(i) Ecological

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Protection, Policy G2 Objective 9 and Policy G2 Objective 13 and, therefore, would not be in accordance with the proper planning and sustainable development of the area.

Site to the west

SD19A/0065

Permission granted for waste metal facility including waste electrical and electronic equipment (WEEE) and will include the provision of 1 light industrial unit with ancillary office and staff facilities (3,802sq.m with a maximum height of 12.4 metres); screened outdoor storage area (970sq.m) incorporating walls 4.2 metres in height; vehicular access to the site via the Greenogue Roundabout; pedestrian access; 29 ancillary car parking spaces; HGV yard; 10 HGV parking spaces; HGV weight bridge; brush wash and steam wash; hard and soft landscaping; access gate; ESB substation; lighting; cycle parking; boundary treatments; associated site development works above and below ground incorporating an access road on lands at College Lane;; Electrical Waste Management Limited currently have a waste permit (WFP-DS-11-0014-05) with a permitted volume of 82,833 tonnes per annum; an Environmental Impact Assessment Report has been prepared in respect of the proposed development.

Site to the south

SD19A/0196

Permission granted for modifications to the previously permitted Ref. SD16A/0406 consisting of the change of use of the dry bailing facility to a green waste recycling facility (excluding food and household general waste collection) including renovation and upgrade works to the fire damaged buildings and the addition of new green waste storage area and attenuation tanks (this application will also require a Waste Licence).

SD18A/0044

Permission granted for (a) A standalone single storey office building and staffing facilities comprising of an area of 156sq.m; (b) The addition of staff car parking facilities comprising of 14 car parking spaces; (c) The addition of a new onsite bio cycle treatment plant treatment facility to service new office and staffing accommodation; (d) New ESB substation; (e) Landscaping boundary screening and new security fencing along with all ancillary site works.

SD16A/0406

Permission granted for retention and continued operations of a dry recyclable bailing facility with a capacity of 20,000 tonnes per annum. There will be no internal works to the existing building. There will be no external works to the existing building. Access to the facility is via the existing site entrance off Tay Lane. The floor area of the existing building is 2,160sq.m and is finished with reinforced concrete floor slabs.

Relevant Enforcement History

None recorded for subject site.

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Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

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.

ET1 Objective 6:

To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

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

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 7.6.0 Major Accidents Directive

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Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

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 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

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

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

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Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

ET1 Objective 6:

To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.

ET3 Objective 4:

To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.

ET3 Objective 5:

To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

ET3 Objective 6:

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

Relevant Government Guidelines

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)

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010)

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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Background and Context

The application site forms part of a wider site where permission for two warehouses has recently been granted under application SD18A/0265 and SD19A/0407. The building approved under SD19A/0407 has commenced with site works progressing.

Assessment

The main issues for assessment are the following:

- Zoning and Council Policy
- Design and layout
- Landscaping
- Residential Amenity
- Access and Parking
- Water and Drainage
- Aviation Safety
- Bats
- Screening for Appropriate Assessment.

Zoning and Council Policy

The application site is located within lands zoned Objective EE 'To provide for enterprise and employment related uses.' The proposed warehouse use is permitted in principle as per the zoning objective. Offices over 1000sq.m are open for consideration in accordance with Chapter 4 'Economic Development & Tourism' Policy.

In this case 2,437sq.m of office space is proposed and is considered to be ancillary to the main warehouse use. ET1 Objective 6 of Chapter 4 'Economic Development & Tourism' states that office space greater than 1,000m² within the current location must be located within 400m of a high quality public transport node or 800m of a train/Luas. The No. 68 bus service exists within 800m of the site which provides services between Newcastle and Dublin City Centre. This is not deemed an appropriate bus services to support the 2,437m² of office space.

Design and Layout

Rationale for Expansion

Unipharm a pharmaceutical wholesaler, are seeking an expansion of the extant permission to facilitate their distribution facility operations and parking capacity. This expansion will support their existing operations in City West also. The proposed additional equipment to facilitate expansion cannot be accommodated within the existing warehouse.

The extant permission includes site coverage of 47.9%, with the proposed application to include site coverage of 53.6%. This increase is deemed an overdevelopment of the site in conjunction with the car park.

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Floor Area Increase

- The building has increased in size and has shifted to the east with the office space now a projected part of the structure, and also increased in size to the south.
- The layout of the office space and staff facilities over the floors is deemed appropriate and provides good distribution over the floor areas.
- There is a proposed increase in the approved floor area from 15,479sq.m to 29,438sq.m. This is an overall increase of 15,479sq.m and is considered to be a substantial on an already constrained site. The increase can be broken down as follows:
 - An increase in the warehouse floor area from 12,369sq.m to 13,353sq.m (984sq.m),
 - Staff facilities from 548sq.m to 2,582sq.m (2,034sq.m).
 - Provision of a 2 storey mezzanine warehouse area (9,703sq.m),
 - Integrated plant room (434sq.m) and plant area on 2 floors (929sq.m).
 - Three internal office floor levels to be increased to 5. This is two additional office floors which comprises a total increase in office floor area of 1,042sq.m to 2,437sq.m. This is an increase of 1,395sq.m.

County Development Plan policy is very clear on office developments proposed in EE zoned lands:

ET1 Objective 6:

To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.

The Planning Authority has serious concerns regarding the significant increase in the proposed development, specifically the increase in office space, on this site and at this location, where there is insignificant access to a bus service and no easy-access to light or heavy rail. Notwithstanding Sections 2.4 and 2.5 of Stephen Reid consulting Traffic and Transportation report, satisfactory proposals have not been submitted to demonstrate safe and convenient accessibility for increased pedestrians and cyclist movement to and from this location that would encourage staff out of their motorised vehicles.

Furthermore, no justification has been submitted for this increase in office space. The applicant should be requested to submit the proposed use at this site and furnish the Planning Authority with information on what will be stored at the warehouse and justify why over 2,000sq.m of office space is required on lands which seek to limit office space to less than 1,000sq.m.

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The applicant should be made aware that the car parking standards as outlined in the current County Development Plan are maximum standards and in all cases should be at or below this maximum. The proposed 190 car parking spaces is considered to be substantial, especially when the increase in office space has not been justified.

Layout

The proposed layout results in practically a full build out of the site. This could be construed as a serious overdevelopment of the site having regard to:

1. Minimal landscaping and non-compliance with Chapters 7 and 8 of County Development Plan,
2. The diminishing of previously granted buffer strips, especially along the southern boundary of the site
3. The lack of Green Infrastructure throughout the site
4. The significant hard-surfacing proposed and significant soil sealing
5. Car parking not in compliance with the required planting of intermittent car parking spaces.

The Planning Authority has serious concerns regarding the proposed increase in development on this site and at this location.

Parking and Movement

Construction of a 2 storey car-parking area (4,057sq.m and 7.8m height) located in the south west corner of the site. This increases the permitted 119 ancillary car parking spaces to a total of 190 car parking spaces. An access ramp is provided to the upper floor. The County Development Plan generally refers to Multi-Storey Car Park development within town and village centres, Section 11.4.4:

“To ensure that an attractive interface is created large areas of blank facade should be avoided. In town and village centres car park structures should be wrapped with, or placed over retail and commercial units. Upper storeys should be suitably treated to ensure they make a positive contribution to the public domain”.

The proposed Multi-Storey Car Park is located within EE zoned lands

- The additional 15,479sq.m floor space is broken down as follows with respect to parking:
 - 1,395sq.m-office space with parking provided at 1 space per 75sq.m as per the CDP. This is 18 additional spaces
 - 10,687sq.m warehouse space at 1 space per 200sq.m as per CDP is 53 additional spaces.

The Planning Authority has serious concerns regarding the proposal for a multi-storey car park at this location. Policy directs people intensive enterprise and employment into lands zoned for town centres and village centres and in location to good public transport. This is not the case at this location. A development requiring a multi-storey car park should be directed towards towns and

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villages. The granting of a multi-storey car park would be undesirable at this location and should be omitted. ADDITIONAL INFORMATION.

It is proposed to provide an additional 72 permitted bicycle spaces. Under the CDP, 1 space is required per 200sq.m of additional floor space. In this instance this is 70 additional spaces. It is proposed to provide a total of 142 bicycle spaces.

- The provision of 13 designated van parking spaces. This includes 11 to the south and two to the east of the site which includes an additional access route around the building. The additional route results in the movement of the site entrance north of the permitted position.
- Reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and provision of 16 van loading level entry doors on the south and east of the building. The dock levellers are on the western side of the building and all are deemed to be generally appropriate in terms of location. The previous location of the levellers was to the south of the building. Notwithstanding this the 10m wide road and parking to the south of the structure has seriously diminished the green buffer strip along the southern boundary of the site, which is not acceptable to the Planning Authority.

Other

- The ESB substation is 3m in height and 15m² and located in the eastern part of the site adjacent to the side entrance. This location is deemed acceptable and is positioned north of the permitted location.
- Bin storage is 2.9m in height and 42m² and located on the western side of the building adjacent to the bicycle storage and parking area. The location is deemed appropriate.
- An 11m high sprinkler tank is located adjacent to the car park structure. This location is deemed appropriate as it incorporates efficient use of the site with regards to integrating it with the car park ramp.
- Signage will be dealt with by a separate application or AI as no drawing details are submitted to address this.

Height

The permitted height of the development is 23.7m and remain unchanged.

Photomontages have been provided which outline some changes to the arrangement of the external materials of the building, but generally appear similar. The design statement states that the materials proposed are similar to those permitted. The images also outline the increase in the size of the building from the proposed additional development.

Having regard to the above, the planning authority has assessed the proposed development and considers that the proposed works may have an adverse impact on the amenity of the area and may be contrary to the zoning objectives of the site with regards to an increase in office space and a

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severe lack of Green Infrastructure. ADDITIONAL INFORMATION is requested to incorporate more appropriate green infrastructure.

Landscaping

Extant permission boundary treatments propose a wide landscape buffer around the majority of the perimeter of the site and planting within the car parking area. The proposed application removes significant elements of this proposal and this is not acceptable. The applicant is requested by way of additional information to address the landscape design to ensure a net 0 loss of planting and landscaping.

It is a requirement under the CDP to ensure that SUDS features are incorporated on site and that below ground storm water retention is not generally acceptable. Notwithstanding that existing site works have commenced, where approval was given for the underground tank where significant increases are proposed the Planning Authority would expect significant proposals for GI and natural solutions to development especially on this site and at this location. Green roofs and other GI measures must be incorporated into this proposal and demonstration of compliance with Chapters 7 and 8 of the County Development Plan must be submitted. The applicant shall provide more details regarding the provision of SUDS features on site. Permeable paving should be included in the proposals in addition to other measures. ADDITIONAL INFORMATION.

The Parks Department has reviewed the proposal and has requested further information regarding a tree survey, the provision of appropriate street trees, and the provision of appropriate SUDS features. This will be requested as additional information.

Residential Amenity

There are a number of residential properties located in the vicinity of the site located to the south, north-west and north-east. The closest cluster of properties is located approximately 250 metres away from the application site. Therefore, based on the separation distance it is considered that the proposal would not materially harm the amenity of neighbouring residents.

Access and Parking

The Roads Department has requested additional information regarding parking and vehicular/pedestrian movement on site, including justification for the number of parking spaces to be provided. Information is also sought on the hours of operation and persons to be employed on site. Additional information will be requested.

Water and Drainage

Water Services has assessed the proposal and requested a pre commencement condition to provide 6% additional surface water attenuation capacity on site, and that finished floor levels are 500mm above the highest known flood risk level on site. Suitable planning conditions will address this. Notwithstanding the report from Water Services the proposed development would be contrary to policies and objectives of the current County Development Plan and significant proposals to

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mitigate water run-off from the site through natural solutions should be included in revised proposals. ADDITIONAL INFORMATION.

Aviation Safety

The Department of Defence objects to the proposed development for the following reasons:

- (1) The proposed development with a height of 23.7m AGL is located within the 2km Zone for Casement Aerodrome.*
- (2) The proposed development penetrates the upper limit of the 2km Zone by 2.3 meters.*
- (3) The proposed development is located at 1.85km at its nearest point from Casement Aerodrome ARP.*

However, under the approved SD19A/0407 the DOD did not object to the proposal and the Irish Aviation Authority (IAA) stated that in the event of a grant of planning permission the applicant should engage with the Property Management Branch of the Department of Defence in terms of the construction and operation phases of development to assess any potential impact on flight procedures and communication, navigation and surveillance equipment present at Casement Aerodrome. The IAA has also stated that they should be informed of the intention to commence crane operations with at least 30 days' notice.

In light of this and considering the building will not increase in height the applicant is requested by way of additional information to confirm if the points raised in the objection received from the DOD can be satisfactorily addressed within a report.

Bats

A bat survey was requested as further information in application SD18A/0265 to establish bat usage across the entire site. The survey consisted of the current application site as it was included as part of the blue line within application SD18A/0265 and took into account the hedgerow on the southern boundary which is adjacent to the site boundary of the current application. The report concluded that the lands within the site were found to be used by four species of foraging and commuting bats however no suitable roosting habitats were identified. The report recommended that supervision measures to ensure compliance with Commitments for Bats are implemented, involving the retention of a bat expert to oversee bat protection works during construction and to undertake bat monitoring survey for a period of three years post development. This is considered relevant to the current proposal and as such a condition to this effect is recommended.

Screening for Appropriate Assessment

The applicant has provided an Appropriate Assessment Screening Report prepared by JBA Consulting Ltd. The report concludes that given the lack of connectivity through the potential pathways of impact, that significant negative impacts are not anticipated to occur on Natura 2000 sites.

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Screening for Environmental Impact Report

Having regard to the information submitted as part of the planning application, the nature and extent of the development and its location, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. An environmental impact report is therefore not required in this instance.

Conclusion

Overall the proposal is not yet considered to be acceptable. There are concerns with the lack of SUDS/GI features proposed and the amount of tree/landscape provision within the site. There are also concerns regarding the reason for refusal from the DoD with clarification required from the applicant on a number of points, the quantity of bicycle parking proposed, with further information also required on a number of roads related items. There are concerns on the overdevelopment of the site and the provision of the multi storey car park. Therefore, it is considered necessary for additional information regarding these elements of the proposal to be submitted in order for the Planning Authority to make an informed decision.

Recommendation

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

1. The Planning Authority has serious concerns regarding the significant increase in the proposed development, specifically the increase in office space, on this site and at this location, where there is insignificant access to an adequate bus service and no easy-access to light or heavy rail. Notwithstanding Sections 2.4 and 2.5 of Stephen Reid consulting Traffic and Transportation report, satisfactory proposals have not been submitted to demonstrate safe and convenient accessibility for increased pedestrians and cyclist movement to and from this location that would encourage staff out of their motorised vehicles.

Furthermore, no justification has been submitted for this increase in office space. The applicant is requested to:

- (1) Submit a rationale and justification for the increase in development on this site and clearly demonstrate compliance with County Development Plan policy and objectives (please note that the lands are zoned EE where office space is limited to less than 1,000sq.m).
- (2) Outline the proposed use at this site and structure, submit details of operations and a justification for the provision of over 2,000sq.m of office space.
- (3) The proposed increase in floor area results in the proposal to provide a multi-storey car park at this location. The Planning Authority has serious concerns regarding the proposal for a multi-storey car park on this site and in the vicinity of this site. Policy directs people intensive enterprise and employment into lands zoned for town centres and village centres and in location to good public transport. This is not the case at this location. A development requiring a multi-storey car park should be directed towards towns and

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villages. The granting of a multi-storey car park would be undesirable at this location and should be omitted. A revised design, site layout plan, and supporting reports shall be submitted to address all the points made.

(4) 72 permitted bicycle spaces are proposed. Under the County Development Plan one space is required per 200sq.m of additional floor space. In this instance this is 70 additional spaces. The applicant is requested to provide a total of 142 covered bicycle spaces. A revised layout plan shall outline the location of these 142 spaces.

2. The Planning Authority has serious concerns regarding the significant increase in the proposed development, resulting in a significant increase in proposed car parking. The applicant is requested to submit the following by way of additional information:
 - (1) An operational management plan which shall include no. of HGVs and Vans making deliveries to and from the proposed development during the operational phase of the proposed development.
 - (2) The applicant/developer is requested to clarify the following:
 - (a) Proposed hours and days of operation
 - (b) Number of staff
 - (c) Timing and number of HGV trucks expected to and from the site.
 - (3) Submit a robust justification for the quantum of car parking proposed on site having regard to County Development Plan Policy and an assessment of access to public transport in the area. The applicant shall 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. Details of which should be submitted as part of the response to this request.
 - (4) A revised layout showing minimum 1.8m wide concrete pedestrian footpath along the perimeter of the warehouse connecting the fire escape doors to the safe assembly zones. (Taking note of the requirement to provide Green Infrastructure throughout the site)
 - (5) A swept path analysis for fire tenders and HGVs showing access to all required locations of the site shall be submitted and agreed by the Planning Authority. (Taking note of the requirement to provide Green Infrastructure throughout the site).
 - (6) A revised layout showing the Electric vehicle parking provision and facilities for charging electric vehicles within the proposed staff car parks.
3. The Planning Authority has serious concerns regarding the significant increase in the proposed development and the impact it will have on the receiving environment. The proposed development will cover practically the entire site, which is contrary to County Development Plan policy and objectives (specifically, but not exhaustive, Chapters 7 and 8). The previously permitted southern boundary buffer will be significantly encroached upon and no above ground swales or other Green Infrastructure proposals have been included in the proposals. The applicant is requested to:
 - (1) Submit a full redesign of the landscaping/green infrastructure proposals for the site which should include (as a minimum):
 - (a) A green roof/part green roof (over the office building)

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- (b) Swales
 - (c) Increased planting, berms and greened-buffer zones around the perimeter of the site, especially the southern boundary.
 - (d) Permeable paving throughout the site
 - (e) Planting between car parking spaces in accordance with the requirements of the County Development Plan.
- (2) In addition, the Planning Authority requires:
- (a) Street trees to be provided along the northern boundary adjacent to the estate access road. Native and/or pollinator friendly tree species shall be provided at 10m intervals and be a minimum 20-25cmg at planting.
 - (b) Street trees along the eastern boundary access road and within the car park shall also be a minimum 20-25cmg at planting.
- Note: The applicant is referred to the substantial landscaping requirements of the site immediately west (Ref. SD19A/0065).
4. In addition to Item 3 of this Additional Information request, the Planning Authority notes that there is a lack of SuDS (Sustainable Drainage System) and Green Infrastructure shown for the proposed development, which is contrary to the policies and objectives of the current County Development Plan and harmful to the amenities of the area. Significant proposals to mitigate water run-off from the site through natural solutions should be included in revised proposals. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.
- (1) The applicant is requested to show further proposed SuDS features for the development such as green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.
 - (2) A comprehensive management plan shall be submitted and agreed in writing by SDCC Public Realm Section to demonstrate that the SUDS features have reduced the rate of run off into the existing surface water drainage.
 - (3) A maintenance plan shall also be included as a demonstration of how the system will function following installation.
 - (4) SuDS Features to be shown on the Landscape Proposals with details on how they work.
5. The applicant is requested to submit and agree a comprehensive Tree Report with SDCC Public Realm Section by way of additional information. This shall comprise a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

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- (1) Tree Survey Plan: all trees and hedges on and adjacent to the subject site shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
 - (2) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
 - (3) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
 - (4) Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate.
 - (5) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
 - (6) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
 - (7) Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
 - (8) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
 - (9) Pre-Development Photo's: submit pictures of the existing trees/hedgerows. This shall include a location map of where each picture was taken from.
 - (10) Arborist's name, arboricultural qualifications and contact details.
 - (11) Date that the survey was carried out (surveys > 12 months are unacceptable).
6. The applicant is requested to submit proposals for the following bat mitigation measures throughout all construction works.
- (a) Provide for the protection of the hedgerows proposed for retention both during and after construction;
 - (b) Provide details to the planning authority of a newly designed lighting system. Contact should be made between the applicant and the Council's Heritage Officer and a written statement detailing agreement should be submitted with the Additional Information response;
 - (c) Details of a bat expert who will be employed to oversee bat protection works during construction and to undertake bat monitoring surveys for a period of three years post

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development.

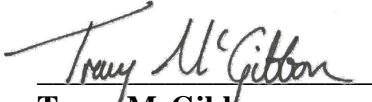
7. The applicant is requested to provide details regarding the proposed signage for the development including dimensions and location.
8. An objection was received from the DOD regarding the following:
 - (1) The proposed development with a height of 23.7m AGL is located within the 2km Zone for Casement Aerodrome.
 - (2) The proposed development penetrates the upper limit of the 2km Zone by 2.3 meters.
 - (3) The proposed development is located at 1.85km at its nearest point from Casement Aerodrome ARP.The applicant is requested, by way of additional information, to confirm if the points raised in the objection received from the DOD can be satisfactorily addressed within an appropriate report.

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REG. REF. SD21A/0200

LOCATION: College Lane, Greenogue, Rathcoole, Co. Dublin



**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: 09/09/2021



**Mick Mulhern, Director of Land Use,
Planning & Transportation**