

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1308/21

Reg. Reference: SD21A/0223 **Application Date:** 09-Aug-2021
Submission Type: New Application **Registration Date:** 09-Aug-2021

Correspondence Name and Address: Ciaran McMahon, R. C. Design Services Limited
Design Studio, Old Castle View, Kilgobbin Road,
Dublin 18

Proposed Development: Construction of a new 125sq.m (9.0m high) single
storey side extension to existing facility for the storage
of materials ancillary to the existing business currently
operating on site with minor internal modifications and
associated site development and ancillary works.

Location: Unit F6, South City Business Park, Tallaght, Dublin
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Applicant Name: Paul A Glynn Limited

Application Type: Permission

(CM)

Description of site and surroundings

The site accommodates a light industrial warehouse is located directly south of the Whitestown Stream and embankments. The site is located in the City South industrial estate. A row of 76 warehouse units forms Block F of the estate. This linear block is arranged along a north-south axis with access and parking to the east.

Site Area – 0.0486 Ha.

Proposal

Construction of a new 125sq.m (9.0m high) single storey side extension to existing facility for the storage of materials ancillary to the existing business currently operating on site with minor internal modifications and associated site development and ancillary works.

SEA Monitoring

No overlaps indicated with the relevant layers.

Consultations Received

Roads	No Objection.
HSE Environmental Health Officer	No objection, subject to conditions.
Environmental Services:	
- Surface Water	Requests Additional Information.

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- Flood Risk
Irish Water

No objection.
Requests Additional Information.

Observations/Representations/Submissions

None Received.

Planning History

SD04A/0135 (parent permission) – Grant of permission for three blocks comprising 38 new light industrial/warehouse units with a total gross internal area of 8,600sq.m of which 1,426sq.m will be ancillary office space; 226 car parking spaces, estate roads, landscaping, drainage, E.S.B. substation and associated site works.

Planning Enforcement

None.

Pre-Planning Consultation

None recorded or indicated on the application form.

Relevant Policy in the South Dublin County Development Plan 2016 – 2022

Section 11.1.1 Land Uses
Section 11.1.1 (iv) Transitional Areas
Section 11.2.3 Environmental Hazard Management
Section 11.2.3 (ii) Noise
Section 11.4.1 Bicycle Parking Facilities
Section 11.4.2 Car Parking Standards
Section 11.8.2 Appropriate Assessment

Relevant Government Policy

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

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

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).

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

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

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Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Visual Impact
- Public Realm
- Access, Transport and Parking
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

Under the South Dublin County Development Plan 2016 - 2022, the site is subject to zoning objective 'EE' – 'To provide for enterprise and employment related uses.' The extension of the present light industrial use is permitted in principle.

Visual Impact and Local Amenities

The proposed extension of the warehouse to the north provides for 125sq.m. of solid block internal floor space. The extension would continue the roof line of the existing warehouse at 9 metres ridge height above ground. The proposed extension of approx. 7 metres would bring the warehouse to 2.5m from the northern boundary wall of the industrial estate. The north edge of the extension would run parallel to the boundary (rather than perpendicular to the long edge of the warehouse).

The proposal is considered visually acceptable. The context of the development does not provide for any visual impact or loss of amenity on the basis of this extension.

Access, Transport and Parking

The Roads Department has stated no objection to the proposed development.

Water Services

Irish Water and the Environmental Services Department have each requested additional information on the basis that no water layouts or SUDs proposals have been provided. Additionally, Irish Water seeks clarity on the separation distance of the proposed development from a nearby 300mm foul sewer pipe, which appears on service maps to traverse the site underneath the proposed warehouse extension. The pipe may need to be re-routed to facilitate the development, or its exact location should be surveyed in the presence of a council official.

The proximity of the site to the Whitestown Stream is noted. Water services drawings are required and, in particular, proposals to maintain existing water run-off rates on the site. This is a reasonable basis for a request for **additional information**.

A minimum distance of 10m is required from existing watercourses. This should be sought as **further information**. See below

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G3 Objective 2:

To maintain a biodiversity protection zone of not less than **10 metres** from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic Green Routes and Trails identified in the South Dublin Tourism Strategy, 2015; the Greater Dublin Area Strategic Cycle Network; and other government plans or programmes will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments, as these routes increase the accessibility of the Green Infrastructure network.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

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

Conclusion

The proposed development is permissible in principle and can be accommodated on the site without harming the visual amenities of the area; however, additional information is required in relation to water services – in particular the location of and interaction with an existing 300mm foul sewer.

Recommendation

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

- (a) There is an existing 300mm foul sewer which is shown on service maps to traverse the site beneath the proposed extension. The proposed development cannot be built over this pipe. The applicant is requested to submit a plan and section drawing showing required setback distance (as per Irish Water standards) to outside edge of existing 300mm foul sewer. The applicant may need to survey the precise location of the pipe and should provide a report as additional information if a survey is undertaken..
 - (b) the applicant is requested to have regard to objective G3 objective 2 (of the South Dublin County Development Plan 2016 - 2022) which requires a 10m set back from watercourses in order to maintain a biodiversity strip
 - (b) The applicant is requested to submit a drawing showing the watermain, surface water and foul draing layout of the proposed development.
2. There are no SuDS (Sustainable Drainage Systems) proposed for the development. The applicant is requested to submit a drawing and report showing what SuDS are proposed

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for the development. Examples of SuDS include Green Roofs or Blue Roofs, Green areas or other such SuDS.

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REG. REF. SD21A/0223

LOCATION: Unit F6, South City Business Park, Tallaght, Dublin 24



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: 04/10/21



Eoin Burke, Senior Planner