

# Comhairle Chontae Atha Cliath Theas

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

### PR/1317/21

**Reg. Reference:** SD21A/0214      **Application Date:** 03-Aug-2021

**Submission Type:** New Application      **Registration Date:** 03-Aug-2021

**Correspondence Name and Address:** J. M. Johnston Consultants 53, Church Street, Cavan, Co. Cavan

**Proposed Development:** Retention for as constructed extended floor areas to ground floor level reception area (approx. 38sq.m) and first floor level office areas (approx. 49sq.m).  
Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building together with associated external signage, site development works; provide additional storage space at second floor level only (approx. 2,198sq.m) and form an undercroft to the permitted access/entrance areas.

**Location:** M50 Business Park, Ballymount, Dublin 12

**Applicant Name:** HSIL Properties

**Application Type:** Permission and Retention

### Description of Site and Surroundings:

Site Area: 0.039 Hectares.

### Site Description:

The subject site is located in the M50 Business Park east of Fashion City. The building is a self storage business with tar mac area surrounding. The site is located on the western end of a cul-de-sac accessed off Ballymount Road Upper. This cul-de-sac provides access to the wholesale retail development known as Fashion City. The site is bound by Calmount Road to the west which is elevated above the application site. The Ballymount/M50 interchange is located to the south west of the application site.

Site Visit: 01.09.2021

### Proposal:

- Retention for as constructed extended floor areas to ground floor level reception area (approx. 38sq.m) and first floor level office areas (approx. 49sq.m).

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- Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building, to provide additional storage space at second floor level only (approx. 2,198sq.m) and form an undercroft to the permitted access/entrance areas.
- Associated external signage, site development works.

### Environmental Impact Statement

EIS: Not required.

### Consultations:

Water Services Department – Further Information requested

Irish Water – No response

Parks-No objection subject to conditions

Roads Section – No objection subject to standard conditions.

Waste Management-No response

Forward Planning- No response

Transport Infrastructure Ireland-No response

Dublin City Council-No response

EHO-No objection subject to standard conditions

*SEA Sensitivity Screening* – No overlap with layers list.

### Submissions/Observations /Representations

None received. Final date for submissions 06/09/21

### Relevant Planning History

*Subject site*

**SD16A/0456.** (1) Construct a new extension to the eastern corner of a permitted storage warehouse building, together with associated external signage, staff & customer car parking, and site landscaping. The proposed extension would provide additional storage space at second floor level only (approx. 778sq.m), and ancillary office space at first floor level (approx. 50sq.m) and form an undercroft to the permitted access/entrance areas. (2) Alterations to the permitted storage warehouse building comprising of: (a) remove external dock leveller located on north-west elevation, (b) amendments to the external elevations of the building comprising of a revised use of permitted colour scheme, and revised door and window locations, (c) revisions to internal layout at ground floor level on site beside the M50 Ballymount Interchange and M50 slip road to the south and southwest and Calmount Avenue.

Grant Permission

### **SD15A/0254**

Permission granted for a storage warehouse 12,036sq.m gross internal floor area, including reception area, office and ancillary space, external signage with staff and customer car parking and associated site landscaping and drainage works. The vehicular entrance to the site will be from the

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internal access road in M50 Business Park which is accessed off Ballymount Road Upper. All on a site of c.0.77 hectares bounded by the grounds of Honda Motors to the north east; internal access road and Fashion City to the east; the Ballymount Interchange and M50 sliproad to the south and south west and Calmount Avenue to the west.

### ***SD08A/0018***

Part 4/part 5 storey building (5 storey overall) to provide a gross total floorspace of c.7220sq.m of office based industry in 2 units (Unit 1 of c.2955sq.m. GFA and Unit 2 of c.3085sq.m GFA). The scheme provides for a roof terrace at fourth floor level on the southern elevation; a pedestrian bridge from the southern side of the proposed building at first floor level to the adjoining footpath on the M50/Calmount Road junction to the south west: 129 car spaces at grade level, 92 bicycle parking spaces, bin store, switch room, gas room, and all associated landscaping, boundary treatment and site development works. The vehicular entrance to the site will be from the internal access road in Ballymount Business Park which is accessed off Ballymount Road Upper. All on a site of c.0.77 hectares bounded by the grounds of Wyeth Pharmaceuticals to the north; internal access road and 'Fashion City' to the east; the Ballymount Interchange and M50 sliproad to the south and south west; and Calmount Road to the west.

Decision: Grant permission subject to conditions.

### ***SD02A/0250 and An Bord Pleanála reference PL06S.200644***

Permission for: (1) c. 4367sq.m (Class 2) four storey office Office based industry building on site 3; and ancillary deck parking, (2) Permission for a variation of Condition 3 of Reg. Ref S00A/0173 to permit access from the existing cul de sac; (3) Outline permission for c. 15996sq.m of light industrial/warehousing in 5 no. 2 storey blocks on sites 2,4,5,6 and 7 and ancillary landscaping and car parking on c. 4.36 ha site.

Decision: Grant permission subject to conditions.

### **Relevant Enforcement History**

None identified

### **Pre-Planning Consultation**

None recorded

### **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.

*Policy ET3 Enterprise and Employment (EE)*

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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*

*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 11.2.5 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*

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*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*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Assessment**

The main issues for assessment are

- zoning,
- visual impact,
- access and parking,
- parks,
- services and drainage.

### ***Zoning***

The site is located in an area zoned EE 'to provide for enterprise and employment related uses'. The proposed use is an extension to a previously permitted storage warehouse (12,036sq.m). As such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan, the principle of the proposed warehouse development is acceptable at this location.

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### *Visual Impact*

#### Retention

- Retention is sought for an extended office area located to the north east of the existing structure on the site. It is two storeys and has a combined floor area of 87sq.m (ground floor area 38sq.m and first floor area 49sq.m). This extension is offset 14.7m from the eastern boundary of the adjacent property.
- The Planning Authority notes that elevational drawings of the two-storey office development, to be retained, do not appear to have been submitted with this application. In particular, the north-western elevation and the north-eastern elevation, where the floor plans clearly indicate doors and windows. These are not reflected in the elevational drawings. The applicant should submit cross-sectional and revised elevational drawings to show all elevations of the structure to be retained.
- Generally the two storey 87sq.m extension for retention is deemed acceptable, subject to revised drawings being submitted:
  - Additional elevational and cross-sectional drawings.
  - Permitted development approved under SD16A/0456 overlaid onto the subject application – in particular in relation to the office space granted previously. In the interests of clarity.

#### Permission

- The applicant is seeking to increase the floor area on site by an additional 2,162sq.m. The applicant states that this will be at second floor only. The Planning Authority notes that the proposed extension will match the same height (generally 15.25m – apex of roof 16.8m) as the existing structure on the site. It is unclear what this additional space and height is required for. The cross sections indicate that the floor to ceiling height at second floor will be approximately 8.5m. The applicant should be requested to clarify the use of this aspect of the structure and the necessity for this additional floor to ceiling height.
- A 6m high ground floor undercroft access is proposed, supported with steel columns, which would result in the loss of 10 car parking spaces. Notwithstanding the Roads Department report, the applicant should be requested to justify this modification and demonstrate that the operations on site will not be negatively impacted by the deficit. Section 4.4 Access and Car Parking of the Design Statement suggests that a minimum number of staff will be approximately five. However, details of visitors to the site have not been supplied. The application should be requested to submit further details regarding numbers of visitors and time of day that visitors attend the site. Hours of opening/operations should also be supplied.

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- The extension is offset 1m from the boundary to the north east. The site layout plan is deficient in that it does not comply with Article 23(1)(a) of the Planning and development Regulations, 2001, as amended which requires '*plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements: (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown*'. The applicant should be requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.
- Revised contiguous drawings clearly showing the proposed extension in context with the existing Honda building located on the site directly to the north should be submitted. A daylight and sunlight analysis of the impact that the proposed extension may have on the existing Honda offices should be submitted for assessment.

### Signage

The applicant has not provided full details of the proposed 'associated external signage' as detailed in the site notices. Full details, including materials, lighting and colouring, in compliance with Council policy should be requested by way of additional information.

### Materials

Sand and cement render at ground floor, and powder coated aluminium at other levels. This includes blue and yellow coloured cladding which matches the existing building. Materials shall complement the existing. The full branding of the structure, although not ideal, is considered generally to be acceptable at this location within the County.

### ***Access and Parking***

It is proposed to provide 82 car parking spaces, with 60 provided with the original permission under SD15A/0254. An additional 9 were approved under SD16A/0456. The original floor area permitted was 12,036sq.m + 2,249sq.m for the retention and permission. This is a total area of 14,285sq.m. Applying the CDP requirements of 1 space per 75 sq.m gives 190 spaces. This application relates to a storage business with a statement 'minimum' of 5 workers on site at any one time. The maximum required spaces may not be necessary in this instance additional information to be sought to confirm.

Ten bicycle spaces were approved under SD16A/0456. The Roads Department require that an additional 10 covered spaces should be provided under this permission. The location of the existing

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10 and the additional proposed 10 spaces to be included on a revised site layout plan and submitted by additional information.

The Roads Department has no objection subject to the provision of 5% mobility parking spaces and 10% with EV connection. This will be addressed by appropriate condition.

### ***Parks***

Existing trees are to be retained but no landscape proposal has been submitted.

A report received from the Parks and Public Realm Department has requested conditions regarding SUDS, a landscape plan, and a tree survey. The Planning Authority considers that these should be dealt with by way of an Additional information request.

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

The Council's Water Services Section has reviewed the file and require further information regarding surface water drainage and SUDS. This will be addressed by way of additional information.

### **Other Considerations**

#### *Development Contributions*

2,162sq.m permission + 87sq.m retention= 2,249sq.m

Development Contributions Assessment						Overall Quantum		
<b>Residential m<sup>2</sup></b>	<b>Residential (<i>no. of houses</i>)</b>	<b>Residential (<i>no. of apartments</i>)</b>	<b>Commercial m<sup>2</sup></b>	<b>Retail m<sup>2</sup></b>	<b>Open/ Hard Store m<sup>2</sup></b>	<b>Surface Parking m<sup>2</sup> (<i>surplus to Dev Plan standard</i>)</b>	<b>Non surface resid. Parking m<sup>2</sup> (<i>surplus to Dev Plan standard</i>)</b>	<b>Non Surface non resid. Parking m<sup>2</sup></b>
			<b>2,249sq.m</b>					



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SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Warehousing	2,249
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Greenfield	
Brownfield/Urban Consolidation	0.39
SDZ	

### **Conclusion**

Additional information is requested. However, having regard to the 'EE' zoning objective of the site and existing and proposed development in the vicinity, it is considered that subject to appropriate AI being submitted, the proposed warehouse development would not significantly detract from the character of the surrounding area, and would be in accordance with the current South Dublin County Council Development Plan. As such, the proposed development would 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. Additional information is requested for the following;
  - (1) There is no drawing showing the surface water layout of proposed development. There is no report showing surface water attenuation calculations for proposed development.
    - Submit a drawing showing the surface water layout for proposed development.
    - Submit a report showing surface water attenuation calculation for the proposed new development. If the development will share an existing attenuation system then also show the surface water attenuation calculations for the existing and proposed development. The calculations shall include, SAAR value, Qbar, Soil factor, areas of buildings, roads, pathways permeable paving and green areas in m<sup>2</sup> and their respective run off coefficients. Include the area of site in Hectares. Provide details of the site area being developed in m<sup>2</sup> or Ha (Hectares).
  - (2) SUDS
    - (i) The applicant is requested to submit proposals for the use of SUDS on and throughout the site, in line with relevant County Development Plan policies on green infrastructure and surface water drainage in new developments as laid out in Chapters 7 and 8 of the plan.
    - (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) is proposed for the development. Examples of SuDS include Green Roofs, permeable paving, filter drains, channel rills and other such SuDS.

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### 2. Office to be Retained

(a) The Planning Authority notes that elevational drawings of the two-storey office development, to be retained, do not appear to have been submitted with this application. In particular, the north-western elevation and the north-eastern elevation, where the floor plans clearly indicate doors and windows. These are not reflected in the elevational drawings. The applicant is requested to submit cross-sectional and revised elevational drawings to show all elevations of the structure to be retained.

(b) The applicant is requested to submit a drawing of the permitted development approved under SD16A/0456 with the subject application overlaid – in particular in relation to the office space granted previously. This is in the interests of clarity.

#### Design Clarity

(a) The cross sections indicate that the floor to ceiling height at second floor will be approximately 8.5m. It is unclear what this additional space and height is required for. The applicant is requested to clarify the use of this aspect of the structure and the necessity for this additional floor to ceiling height.

(b) A 6m high ground floor undercroft access is proposed, supported with steel columns, which would result in the loss of 10 car parking spaces. The applicant is requested to justify this modification and demonstrate that the operations on site will not be negatively impacted by the deficit.

(c) Section 4.4 Access and Car Parking of the Design Statement suggests that a minimum number of staff will be approximately five. However, details of visitors to the site has not been supplied. The applicant is requested to submit further details regarding numbers of visitors and time of day that visitors attend the site. Hours of opening/operations should also be supplied.

#### Site Layout Plan

(a) The extension is offset 1m from the boundary to the north east. The site layout plan is deficient in that it does not comply with Article 23(1)(a) of the Planning and development Regulations, 2001, as amended which requires 'plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements: (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown'. The applicant is requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.

#### Contiguous Elevations/Day light analysis

(a) Revised contiguous drawings clearly showing the proposed extension in context with the existing Honda building located directly to the north of the site should be submitted.

(b) A daylight and sunlight analysis of the impact that the proposed extension may have on the existing Honda offices should be submitted for assessment.

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3. The applicant is requested to submit a landscape design rationale and detailed landscape proposals prepared by a qualified Landscape Architect for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.
4. The applicant is requested to submit a detailed Tree Survey Report for the trees within and adjacent to the development site. This shall comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan 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. It shall be submitted for approval to the Planning Authority by way of additional information.
5. The applicant has not provided full details of the proposed 'associated external signage' as detailed in the site notices. The applicant is requested to submit full details, including materials, lighting and colouring, and ensure that any proposed signage is in compliance with Council policy.
6. Ten bicycle spaces were approved under SD16A/0456. The applicant to provide an additional 10 covered spaces under this permission. The location of the existing 10 and the proposed additional 10 spaces to be included on the revised site layout plan and submitted by way of additional information.

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REG. REF. SD21A/0214

LOCATION: M50 Business Park, Ballymount, Dublin 12



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



**Eoin Burke,  
Senior 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:** 05/10/2021



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