

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1345/21

Reg. Reference: SD21A/0236 **Application Date:** 27-Aug-2021

Submission Type: New Application **Registration Date:** 27-Aug-2021

Correspondence Name and Address: Tony Bamford Planning 106, Syerla Road,
Dungannon, Co. Tyrone, BT71 7ET

Proposed Development: Amalgamation of units F2 and F3 (with connecting doors at ground and first floor levels) and its use for warehouse and distribution with ancillary trade counter and showroom at ground and first floor levels; Retention of offices at second floor level which are ancillary to the overall warehouse operation; Retention of all signage and external illumination of the signage.

Location: Units F2 & F3, Weatherwell Business Park,
Clondalkin, Dublin 22

Applicant Name: O&S Doors Limited

Application Type: Retention

(DF)

Description of Site and Surroundings:

Site Area: stated as 0.04 ha

Site Description:

The subject site is located at existing Unit No's F2 & F3 Weatherwell Industrial Estate, Clondalkin, Co. Dublin. The subject site is located on the eastern side of Lucan Newlands Road. An existing railway line is located north of subject site. The residential area of James Connolly Park is located south of subject site.

Proposal:

- Amalgamation of units F2 and F3 (with connecting doors at ground and first floor levels) and its use for warehouse and distribution with ancillary trade counter and showroom at ground and first floor levels.
- Retention of offices at second floor level which are ancillary to the overall warehouse operation.
- Retention of all signage and external illumination of the signage.

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.

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Consultations:

Roads Department: Additional Information Requested
Water Services; No objection subject to standard conditions
Irish Water; No objection subject to standard conditions
Architectural Conservation Officer; No response

Submissions/Observations /Representations

None. Final date for submissions 30/09/21.

Relevant Planning History

SD05A/0035. (a) Retention of part of second floor as industrial logistics, (b) retention of first floor and part of second floor as gymnasium, (c) change of use of ground floor from industrial use to gymnasium use and (d) alterations to front elevation.
Grant Permission and grant retention

S98A/0864. Security office at entrance.
Grant Permission

Relevant Enforcement History

None

Pre-Planning Consultation

None.

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 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

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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 11.2.4 Regeneration Zone
Section 11.2.5 Enterprise and Employment Areas
Section 11.2.7 Building Height

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

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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

Schedule 5: Advertising

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.

Assessment

The main issues for assessment relate to Zoning and Council policy, visual impact, access and roads, AA and EIA.

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Zoning and Council Policy

The site is located in an area which is zoned 'EE' - 'To provide for Enterprise and Employment Related Uses'. Industry-General, Industry-Light, and Warehousing Industry are 'Permitted in Principle' under Zoning Objective 'EE'. The principle of the proposed development is therefore acceptable.

Visual Impact and Change of Use

The proposal includes the following for retention:

- Connecting doors are provided at the ground and first floor which connects units F2 and F3.
- A trade counter c 28m² is proposed on the ground floor.
- A show room measuring approximately 26m² is proposed on the first floor
- Offices measuring approximately 60m² are proposed on the second floor

The above are acceptable and will not result in any visual impact to adjacent properties and therefore conform with the requirements of the CDP.

Change of Use

Under SD05A/0035 a change of use was approved for (a) Retention of part of second floor as industrial logistics, (b) retention of first floor and part of second floor as gymnasium, (c) change of use of ground floor from industrial use to gymnasium use and (d) alterations to front elevation.

Under SD21A/0236 the applicant is seeking a change of use of the two buildings to 'warehouse and distribution' with a trade counter. This is acceptable and conforms with the EE zoning objective as per 'Warehousing' and 'General/Light Industry'.

Signage

- Signage of 23.32sq.m is located on the front elevation of the building, and 16.8sq.m on the south west elevation. LED strip lighting is proposed utilising a dusk sensor.
- As per 11.3.8 of the CDP Facia Signs '*Should not be internally illuminated. Lettering should be no more than 400mm in height.*' A planning condition will ensure that the lighting shall not be internally lit.

Access and Parking

The floor area is 1,097sq.m. Under the CDP 1 space is required per 100sq.m. The applicant proposes 11 spaces. This is acceptable and meets the requirements of the CDP.

The Roads Report states:

“Following shall be submitted by the applicant as an additional information.

- 1. The applicant is requested to submit a revised site layout plan showing an outline of the location of the 11 car parking spaces at the proposed development including 1 mobility impaired car park space and 1 EV charging parking space.*

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2. *The applicant is requested to submit a revised site layout plan showing an outline of the location of the 6 covered bicycle spaces at the proposed development.*

The applicant is requested to provide a revised site layout plan to outline the location of the 11 spaces and 6 covered bicycle spaces by way of ADDITIONAL INFORMATION.

Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site and consequently a Stage II Appropriate Assessment is not required.

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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

Change of use to Warehousing from gym/logistics (approved under SD05A/0035)
No additional floor space proposed.

SEA Monitoring Information

Building Use Type Proposed Warehouse and ancillary

Floor Area (sq.m.) 1,097sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.04ha

Conclusion

Having regard to the information submitted to the Planning Authority, the 'EE' land-use zoning objectives, and the provisions of the South Dublin County Development Plan, it is considered that the proposed development generally complies with the zoning of the site and is generally acceptable. Issues relating to car parking and bicycle parking and signage should be addressed by way of Additional Information.

Recommendation

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

1. The applicant is requested to submit the following as additional information.
 - (1) a revised site layout plan showing an outline of the location of the 11 car parking

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spaces at the proposed development including 1 mobility impaired car park space and 1 EV charging parking space.

(2) a revised site layout plan showing an outline of the location of the 6 covered bicycle spaces at the proposed development.

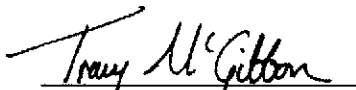
2. The applicant is requested to submit details on how it is proposed to light the proposed signage. Please refer to the Development Plan policies and note that internally illuminated signage will not be acceptable.

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REG. REF. SD21A/0236

LOCATION: Units F2 & F3, Weatherwell Business Park, Clondalkin, Dublin 22



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

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

18/10/21



Eoin Burke, Senior Planner