



THORNTON O'CONNOR
TOWN PLANNING

PLANNING REPORT

In respect of an application for amendments to SDCC Reg. Ref. SD19A/0264, relating to additional Photovoltaic (PV) Panels, amended access arrangements, elevational changes and the provision of an outdoor exercise area.

At a site known as Unit Q2 Jordanstown Road, Aerodrome Business Park, Collegeland, Rathcoole, County Dublin.

Submitted on Behalf of IPUT plc

October 2021

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Planning Department
South Dublin County Council
County Hall
Tallaght
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Tuesday, 5th October 2021

Dear Sir/ Madam

RE: APPLICATION FOR AMENDMENTS TO SDCC REG. REF. SD19A/0264 RELATING TO ADDITIONAL PHOTOVOLTAIC (PV) SOLAR PANELS, AMENDED ACCESS ARRANGEMENTS, ELEVATIONAL CHANGES AND THE PROVISION AN OUTDOOR EXERCISE AREA AT SITE Q2 JORDANSTOWN ROAD, AERODROME BUSINESS PARK, COLLEGELAND, RATHCOOLE, COUNTY DUBLIN.

1.0 INTRODUCTION

1.1 Application for Development

IPUT¹ plc has retained Thornton O'Connor Town Planning² in association with TOT Architects³ and Macroworks Limited⁴, to prepare this application for an amendment to SDCC Reg. Ref. SD19A/0264 principally comprising the following development:

'The omission of the 33 No. permitted Photovoltaic (PV) Solar Panels (53 sq m) to the ancillary office roof and the provision of 400 No. Photovoltaic (PV) Solar Panels (717 sq m) to the warehouse roof; the provision of an amended access arrangement including pedestrian and cyclist infrastructure to the staff/visitor carpark with the provision of an inter-com/FOB access point, central concrete aisle and gates; the omission of 1 No. permitted car parking space (reducing the quantum of car parking from 152 No. to 151 No. spaces); the provision of 2 No. sections of strip window glazing to the northern elevation of the warehouse (each 37.4 m in length and 1 m in height); the provision of a soft surface outdoor exercise area; boundary treatments and all associated development works above and below ground.'

Under the 'Parent Permission' SDCC Reg. Ref. SD19A/0264, permission was granted for development comprising the provision of a warehouse with ancillary three storey office and staff facilities and associated development including the provision of a new vehicular access/egress and a separate HGV access/egress onto Jordanstown Road, 152 No. car parking spaces, bicycle

¹ Nos. 47-49 St Stephens Green, Dublin 2

² No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

³ No. 49 Mount Street Upper, Dublin 2

⁴ Hibernia House, Cherry Wood Business Park, Loughlinstown, Dublin 18

parking, 26 No. HGV parking stands, 18 No. loading docks, hard and soft landscaping including green walls and 33 No. photo-voltaic panels.

1.2 Purpose of this Report

The purpose of this Planning Report is to provide an overview of the following:

Section 1.0:	Introduction
Section 2.0	Site Location and Context
Section 3.0:	Planning History
Section 4.0:	Development Description
Section 5.0:	Planning Policy Context
Section 6.0:	Planning Application Administration
Section 7.0:	Conclusion

1.3 Glint and Glare Study

Macroworks Limited have carried out a Glint and Glare Study in relation to the proposed additional Photovoltaic (PV) Solar panels. A copy of the Study is enclosed with this Planning Application.

The Study assesses the potential for glint and glare emanating from the proposed development and the potential impact on the surrounding ground-based receptors and aviation receptors.

The Study concludes that:

'From the analysis and discussions contained herein, it is considered that there will not be any nuisance effects from glint and glare at dwellings surrounding the proposed PV array. Furthermore, it is considered highly unlikely that there will be any hazardous glint and glare effects upon either road receptors or aviation receptors resulting from the proposed PV array.'

It is therefore considered that the presence of additional Photovoltaic (PV) Solar panels at this location will not result in any adverse nuisance or hazardous impacts.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The subject site is located on the Jordanstown Road within the Aerodrome Business Park. The site has a crescent shaped frontage along Jordanstown Road and has regular squared off edges on two corners of the 3.14 Ha site.



Figure 2.1: Map Showing the Location of Subject Site in the Collegeland Townland, as shown in Red (Indicative Only)

(Source: Myplan.ie, OSI Map, annotated by Thornton O'Connor Town Planning, 2021)

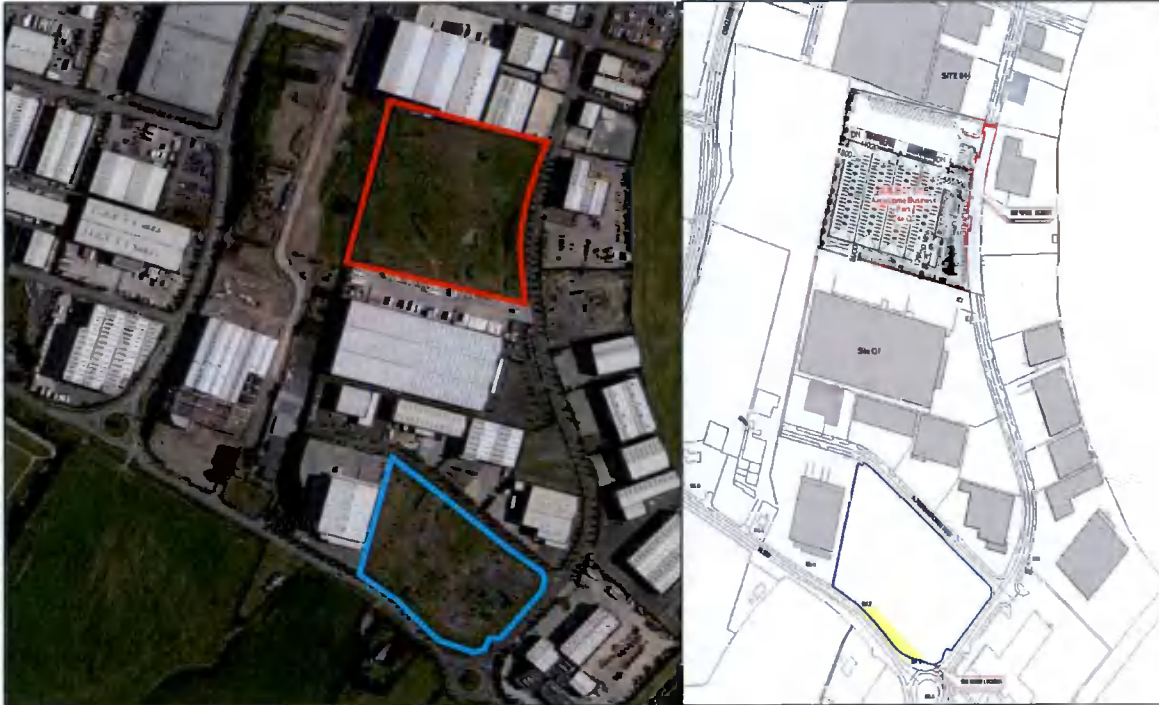


Figure 2.2: Aerial View of the Subject Site as Shown in Red (Indicative Only)

(Source: Google Maps, Annotated by Thornton O'Connor Town Planning, 2021)

2.2 Site Context

The subject site is located approximately 1.2 Km from Junction No. 7 of the N7 (Naas Road), a major artery into and out of Dublin to much of the south and south-west. It is this strategic location near to the villages of Rathcoole and Newcastle that provides significant access to the wider road network surrounding Dublin, particularly the M50 motorway and Port Tunnel which access Dublin Port. Such proximity to the N7 allows for the delivery and dispatch of goods which can supply key settlements and international trade.

The regional connectivity of the Aerodrome Business Park and the subject site allows for ease of access to a wide market of manufactures, ports, supply chain destinations and comparison and convenience retail, which is eminently suitable to industrial development.

3.0 PLANNING HISTORY

3.1 History of the Subject Site

This section of the report is to provide an overview of the planning history of the subject site and adjacent lands.

3.1.1 SDCC Reg. Ref. SDo6A/0222 – Access Road off Aerodrome Roundabout

SDCC Reg. Ref.:	SDo6A/0222
Application Date:	28 th March 2006
Location:	Collegeland, Rathcoole, County Dublin
Development Description:	Site development works consisting of the following: access roundabout forming new junction/entrance/exit to existing Rathcoole/Newcastle Road with 9.0m and 7.5m wide estate service roads plus foul sewer and surface water drains with new outfalls to existing services in neighbouring Greenogue Industrial Estate. The works will also include watermains, ESB substations, footpaths and grass margins, service utilities, boundary fences, entrances, landscaping, all at Aerodrome Business Park (adjoining Phase 6 of Greenogue Industrial Estate).
SDCC Decision Date:	3 rd August 2006
SDCC Decision:	Granted Permission
Final Grant Date:	14 th September 2006

For context, the following map details the layout of the permitted access road through the Aerodrome Business Park at the time of the application.

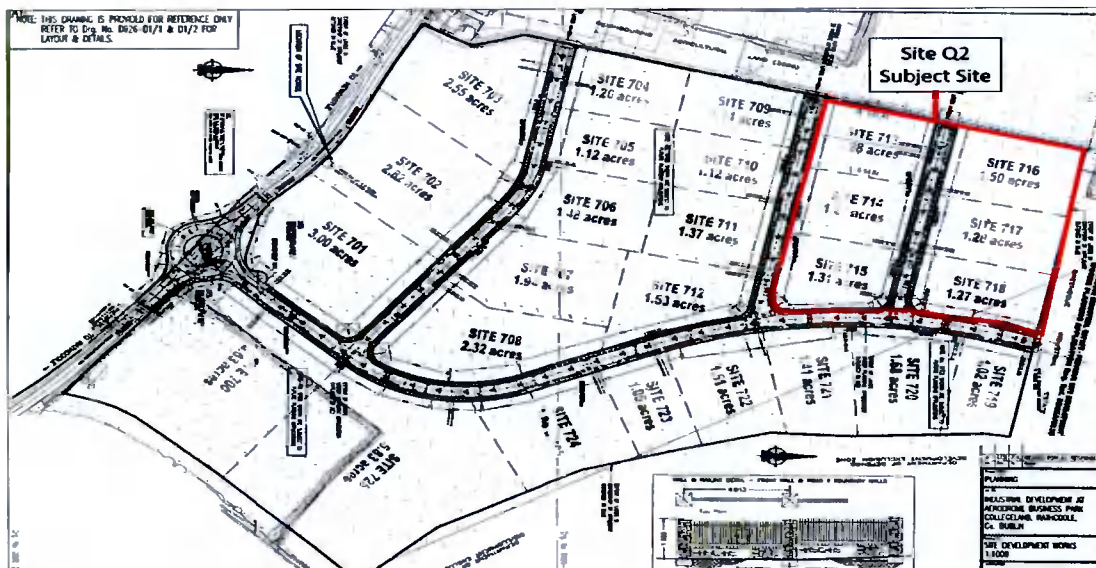


Figure 3.1: Map of the Aerodrome Access Road. Site Q2 Illustrated for Clarity (Indicative Only)

(Source: South Dublin County Council Reg. Ref. SDo6A/0222, Annotated by Thornton O'Connor Town Planning, 2021)

It is noted that the application included a road dissecting Site Q2, but that section of the road was never implemented.

3.1.2 SDCC Reg. Ref.: SD07A/0667, ABP. Ref. PLo6S.226337 – Industrial Unit

SDCC Reg. Ref.:	SD07A/0667, ABP. Ref. PLo6S.226337
Location:	Site Q, Aerodrome Business Park, Collegeland, Rathcoole, County Dublin
Application Date:	17 th August 2007
Dev. Description:	Construction of an Industrial Unit for building material supplies (13.85m high) comprising of 4,373 sq m warehousing area plus ancillary office/trade/staff facilities on 2 floors totalling 2,123 sq m, plus external storage yard and truck/trailer parking and appropriate plant and equipment together with services, utilities, landscaping, planting, paving, parking, and site development works.
SDCC Decision Date:	11 th October 2007
SDCC Decision:	Granted Permission
ABP Appeal:	Application Withdrawn on Appeal (15 th May 2008)

The above application relates to an industrial unit which was granted permission by South Dublin County Council but ultimately the application was withdrawn at Appeal stage.

3.1.3 SDCC Reg. Ref.: SD10A/0283 – Geothermal Electricity Generation

SDCC Reg. Ref.:	SD10A/0283
Location:	Site 646, Greenogue Business Park, Rathcoole, Co. Dublin
Application Date:	23 rd October 2010
Dev. Description:	Construction of a 4.5 MW geothermal electricity generation plant comprising a 9.5m high, 675 sq m building; 2 x 4,000m deep wells (production and injection); 3.51m high, 110 sq m enclosure; external air cooling fans; underground water attenuation tank; 8 no. car parking spaces; formation of a new vehicular access and ancillary works including the erection of a 2.5m high boundary paladin fence; paving; hydrocarbon interceptor; ESB compound (2.6m high, 9 sq m) and site development works within a planning application area of 3.5 Ha on a site previously granted planning permission for 2 no. light industrial buildings (Register Reference SD07A/0580). Temporary construction phase works to consist of a 42 m high drilling rig mounted on a working pad, drilling mud circulation system (including an attenuation pond and drill cuttings storage area), covered water tank, 4 No. diesel generators, bunded diesel storage tank, cement silos; containerised compound for offices, canteen, workshops and portaloo toilets. An Environmental Impact Statement has been submitted in connection with this application.
SDCC Decision Date:	17 th November 2010
SDCC Decision:	Granted Permission
ABP Appeal:	5 th January 2011

This project however was not implemented. The portion of Site Q2 under this application would have been development underground, with the primary drilling site located to the north-west.

The permission was not extended and thus expired. A subsequent permission (SDCC Reg. Ref. SD15A/0185) for warehousing was later granted on an amalgamation of adjacent sites.

The following Figure 3.2 illustrates the extent of this application in relation to the subject site.

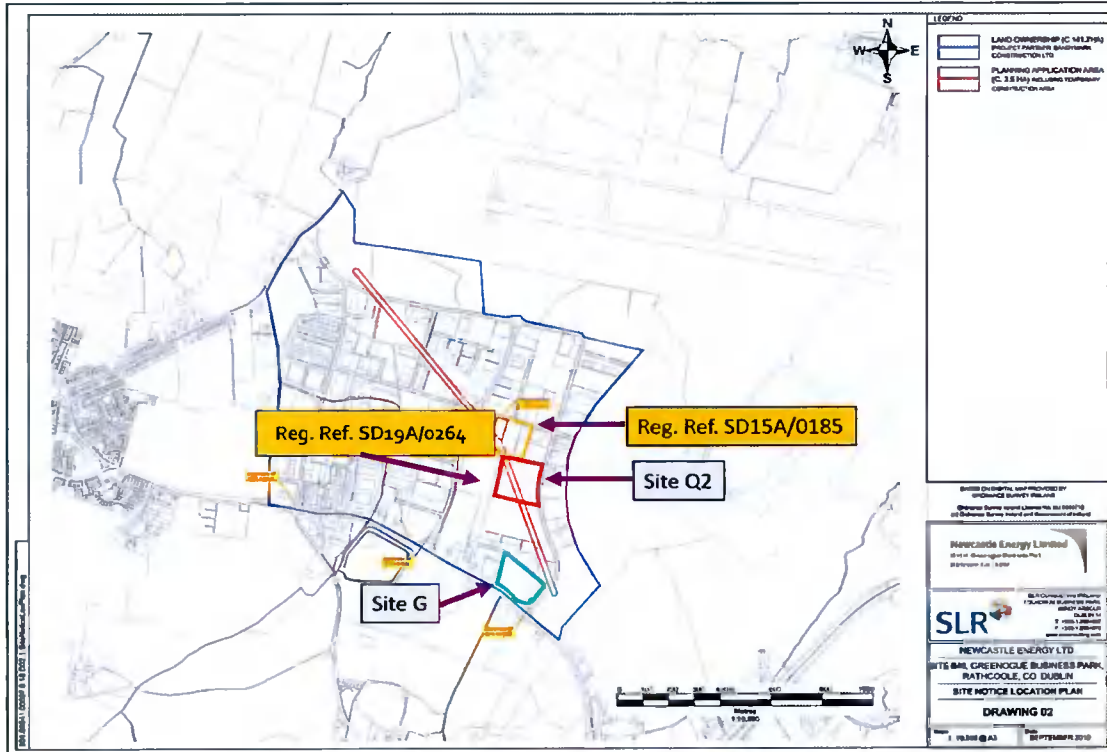


Figure 3.2: Map Illustrating the extent of the application for a Geothermal Energy Generator, which partly impacted Site Q2.

(Source: *South Dublin County Council Reg. Ref. SD10A/0283, Annotated by Thornton O'Connor Town Planning, 2021*)

3.1.4 SDCC Reg. Ref. SDo8A/0673- Subdivision of Site formerly laid out as 'Site Q' of the Aerodrome Business Park – Now Site Q1

SDCC Reg. Ref.:	SDo8A/0673
Location:	Site Q1, Aerodrome Business Park, Collegeland, Rathcoole, County Dublin
Application Date:	26 th September 2008
Dev. Description:	Construction of a warehousing unit, 15.15m high, totalling 16,386sq.m. including 975 sq.m. of ancillary attached three storey offices / staff facilities - 12.2m high to front of warehouse plus 171sq.m. / 6.4 m high integrated two storey goods office to loading / unloading area and 375sq.m. integrated mezzanine to warehouse area. The development will also incorporate the following : (1) 150 sq.m. ancillary external single storey screened plantroom, 7.0m high adjacent to warehouse, 17.5sq.m./3.3m high stand-alone security kiosk to goods entrance / exit, (2) 2.5m high stand-alone bicycle shelter in carpark, (3) 26sq.m. / 3.15m high stand-alone ESB substation to front boundary of site, (4) 3.0m and

	6.0m projecting canopy above loading doors in yard, (5) commercial vehicle wash bay, (6) overground diesel tank, 3.4m high and refuelling point together with services, utilities, landscaping, planting, paving, carparking and all associated site developments works.
SDCC Decision Date	19 th November 2008
SDCC Decision:	Grant Permission
Final Grant Date:	2 nd January 2009

Located directly south-west of the subject site, the development permitted under SDCC Reg. Ref. SDo8A/o673 takes up a portion of the site formerly known as Site Q, thus creating Sites Q1 and Q2 respectfully.

3.1.5 SDCC Reg. Ref. SD19A/o264 – Site Q2 Warehouse Parent Permission

SDCC Reg. Ref.:	SD19A/o264
Location:	Aerodrome Business Park, Site Q2, Jordanstown Road, Collegeland, Rathcoole, Co. Dublin
Application Date:	16 th August 2019
Dev. Description:	Warehouse with ancillary three storey office and staff facilities and associated development. The warehouse will have a parapet height of 17 m with a gross floor area of 14,649 sq m including a warehouse area (13,494 sq m), ancillary office areas (1099 sq m) and staff facilities (56 sq m); provision of a new vehicular access/egress onto the Jordanstown Road; internal roadways; pedestrian access; 152 No. car parking spaces; bicycle parking; HGV yard including 26 No. HGV parking stands and 18 No. loading docks; hard and soft landscaping including green walls; lighting; photo-voltaic panels; ESB substation and switch room; plant; boundary treatments and associated development works above and below ground.
SDCC Decision Date:	10 th October 2019
SDCC Decision:	Grant Permission
Final Grant Date:	18 th November 2019

Under SDCC Reg. Ref. SD19A/o264, permission was sought for the provision of a warehouse with ancillary three storey office and staff facilities. The proposed development also included a new vehicular access/egress; 152 No. car parking spaces; a HGV yard including 26 No. HGV parking stands and 18 No. loading docks; Photovoltaic (PV) Solar panels at roof level; landscaping; and all associated development works above and below ground.

In assessing the proposed development, the Planner's Report noted that:

'Having regard to the surrounding land uses, the overall design is considered to be in keeping with the surrounding area and, subject to the implementation of the proposed landscaping measures, it is not considered that the proposed development would significantly adversely impact on the visual amenities of the area.'

On 10th October 2019, South Dublin County Council decided to Grant Permission for the proposed development, subject to 16 No. conditions. During the detailed design stage of the permitted warehouse development, it was found that there was scope to include additional PV panels at roof level, to improve the energy performance and enhance the sustainability and

efficiency of the building. Thus, the proposed development of this Planning Application is for 400 No. additional PV panels at roof level of the permitted warehouse. The development also includes minor amendments to the visitor and staff access arrangement, elevational changes to facilitate strip windows to the northern elevation and an outdoor exercise area.

3.2 Relevant Planning History in the Vicinity of the Subject Site

3.2.1 SDCC Reg. Ref.: SD20A/0248- Additional PV Solar Panels at Site G Aerodrome Business Park

SDCC Reg. Ref.:	SD20A/0248
Location:	Site G, Jordanstown Road & Jordanstown Way, Aerodrome Business Park, Rathcoole, Co. Dublin
Applicant	IPUT plc
Application Date:	29 th September 2020
Dev. Description:	260 additional Photovoltaic (PV) Solar Panels (total additional PV area of 423sq.m) at roof level of the warehouse development permitted under Reg. Ref. SD19A/0263 and associated development works above and below ground.
SDCC Decision Date:	23 rd November 2020
SDCC Decision:	Grant Permission subject to 6 No. conditions
Final Grant Date:	11 th January 2021

Under SDCC Reg. Ref. SD20A/0248, permission was sought for the provision of 260 No. additional Photovoltaic (PV) Solar Panels (total additional PV area of 423sq m) at roof level of the warehouse development permitted under Reg. Ref. SD19A/0263 and associated development works above and below ground.

In assessing the proposed development, the Planning Officer in their Report noted that:

'Due to their design and positioning on the rooftop, the proposed solar PV panels would not be overly visible or overly dominant in the context of the site. The development is therefore considered to be visually acceptable.'

The Planning Officer in their Decision Report concluded that:

'Having regard to national renewable energy, policy set out in the current South Dublin County Development Plan 2016-2022, in particular those set out Section 10.0 'Energy' and to the scale and design of the proposed development, it is considered that, subject to the conditions set out below, the development would be in accordance with the provisions of the current Development Plan and the proper planning and sustainable development of the area.'

On 23rd November 2020, South Dublin County Council decided to Grant Permission for the proposed development, subject to 6 No. conditions. The final grant was issued on the 11th January 2021.

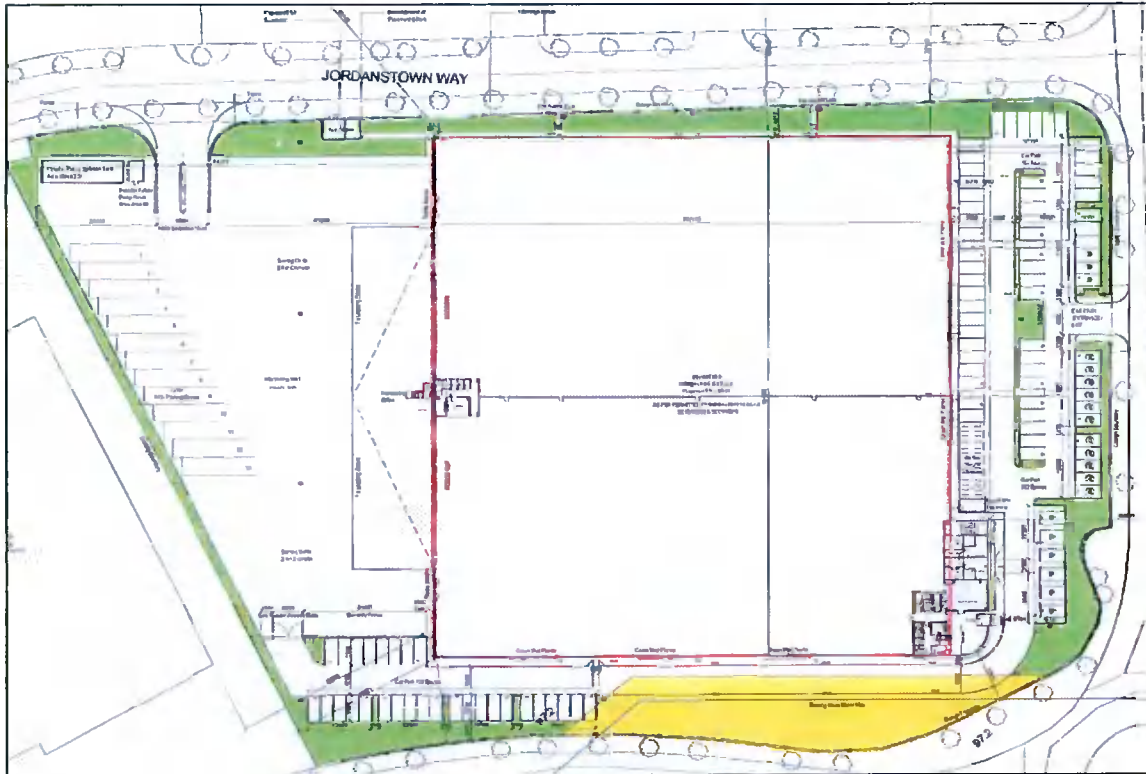


Figure 3.4: Permitted Site Plan under SDCC Reg. Ref.: SD19A/0263 and SD20A/0246 at Site G, Aerodrome Business Park

(Source: TOT Architects Permitted Site Plan Site G, Drawing No. 2032-TOT-G-ZZ-DR-A-102, 2021)

3.2.2 SDCC Reg. Ref.: SD21A/0252- Replacement and Additional PV Solar Panels at Site G Aerodrome Business Park

SDCC Reg. Ref.:	SD21A/0252
Location:	Site G, Jordanstown Road & Jordanstown Way, Aerodrome Business Park, Rathcoole, Co. Dublin
Applicant	IPUT plc
Application Date:	9 th September 2021
Dev. Description:	260 No. replacement Photovoltaic (PV) Solar Panels; 822 PV Panels (total of PV area of 1939.16 sq m) at roof level of warehouse; 12.50 sq m of signage at the south-east and north-west elevations of warehouse development permitted under Reg. Ref. SD19A/0263 and SD20A/0248 and associated development works above and below ground.
SDCC Decision Due Date:	3 rd November 2021

Permission is sought for the replacement of 260 No. Photovoltaic (PV) Solar Panels and additional PV Panels at the roof level of the existing warehouse (a total of 1,082 No. PV Panels) and the provision of 12.5 sq m of illuminated signage on the elevations of the warehouse development permitted under SDCC Reg. Ref. SD19A/0263 and SDCC Reg. Ref. SD20A/0248.

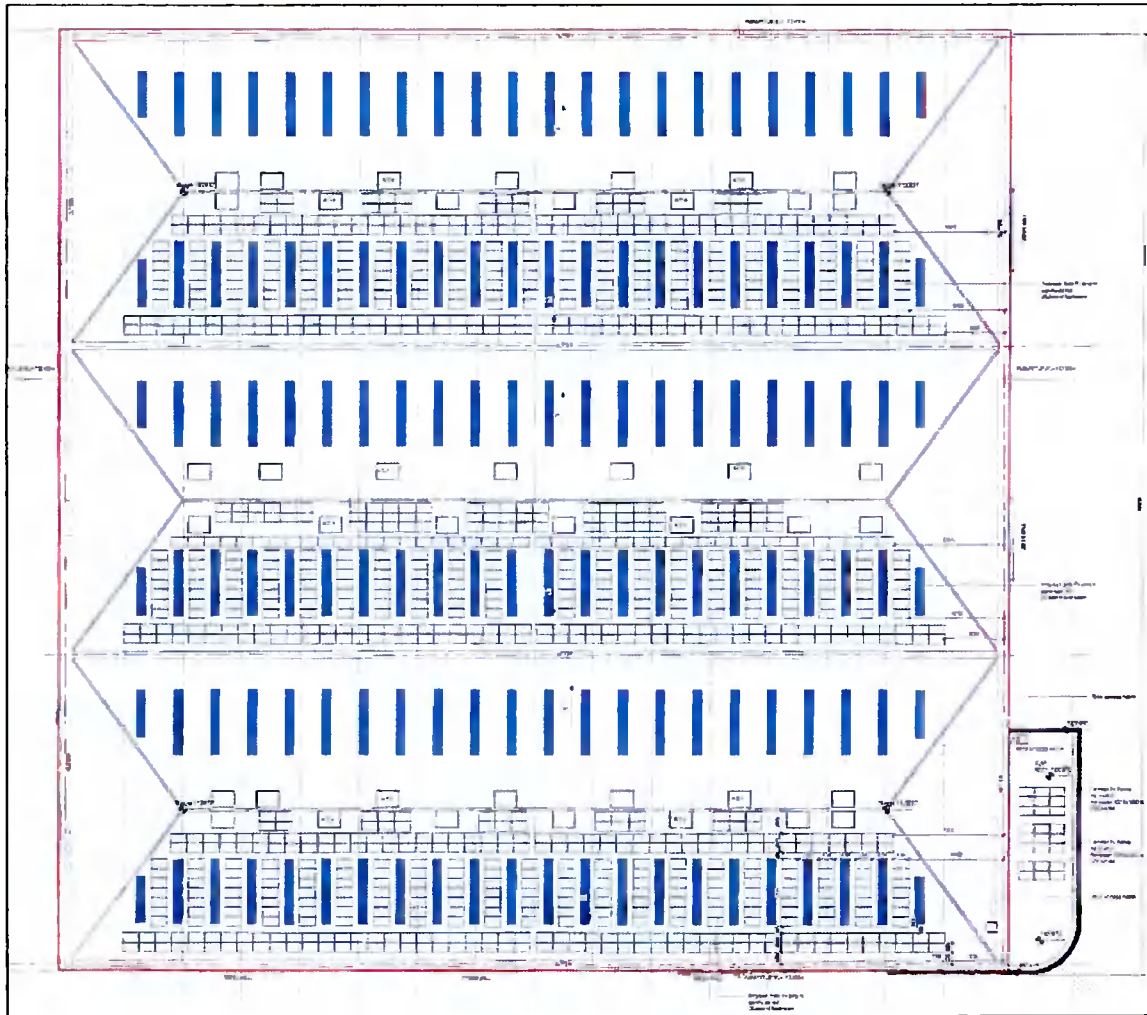


Figure 3.5: Proposed Roof Plan including Additional and Replacement PV Panels under SDCC Reg. Ref.: SD21A/0252 at Site G, Aerodrome Business Park

(Source: TOT Architects Proposed Roof Plan Site G, Drawing No. 2058-TOT-G-ZZ-DR-A-204, 2021)

The application was submitted to South Dublin County Council on the 9th of September 2021 and a planning decision is due to be made on the 3rd November 2021.

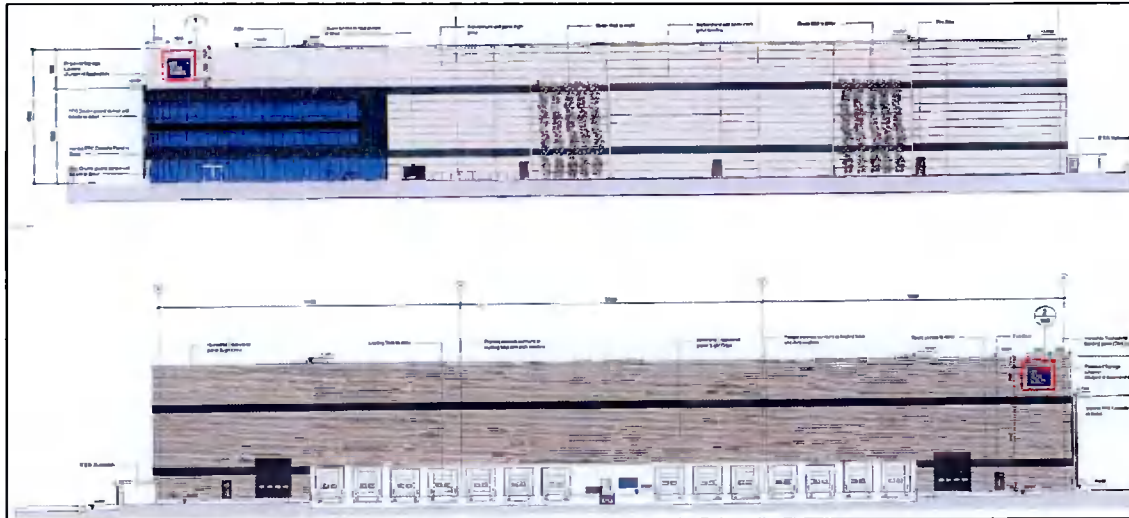


Figure 3.6: Proposed Elevations and Illuminated Signage under SDCC Reg. Ref.: SD21A/0252 at Site G, Aerodrome Business Park

(Source: TOT Architects Proposed Roof Plan Site G, Drawing No. 2032-TOT-G-ZZ-DR-A-401, 2021)

4.0 DEVELOPMENT DESCRIPTION

4.1 Development Description Summary

In summary, the development provides the following amendments to SDCC Reg. Ref. SD19A/0264:

- The omission of the 33 No. PV panels to the ancillary office roof;
- The provision of 400 No. PV panels to the warehouse roof;
- The provision of an amendment access arrangement to the staff/visitor carpark including pedestrian and cyclist infrastructure, gates and an inter-com access;
- The omission of 1 No. permitted car parking space;
- The provision of 2 No. sections of strip window glazing to the northern elevation; and
- The provision of a soft surface exercise area.

Photovoltaic (PV) Solar Panels

Figure 4.1 below demonstrates the previously permitted PV panels to the ancillary office roof that are now proposed to be removed.

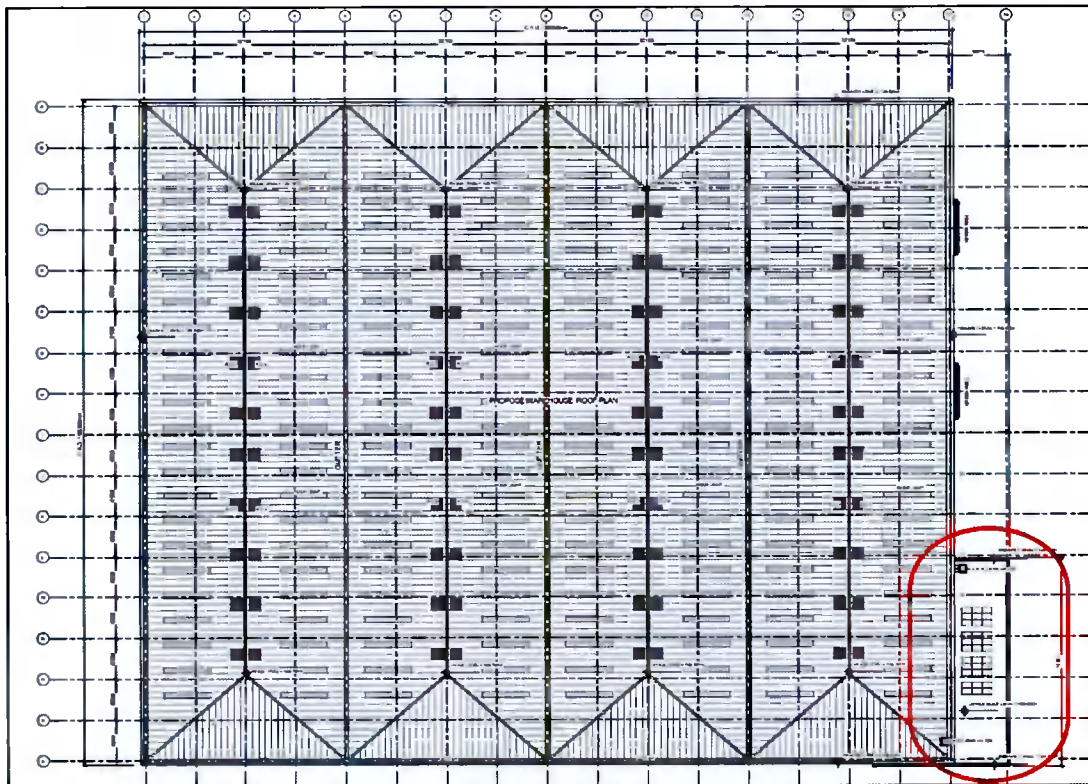


Figure 4.1: Extract from the Permitted Roof Plan demonstrating the extent of the Photovoltaic PV Solar Panels Permitted under SDCC Reg. Ref. SD19A/0264 (Circled in Red)

(Source: TOT Architects Drawing No. ABPUQ2-Z-L05-DR-TOT-AR-203, Annotated by Thornton O'Connor Town Planning, 2021)

The proposed amended PV solar panel arrangement will be located at roof level of the main warehouse structure and will comprise a total of 400 No. Photovoltaic PV Solar panels (717 sq m) thus greatly improving the sustainability of the warehouse.

Northern Elevation Amendments – Strip Window Glazing

Figure 4.2 below compares the permitted (under SDCC Reg. Ref. SD19A/0264) northern elevation and the proposed northern elevation of the warehouse comprising the provision of 2 No. sections of strip window glazing (each 37.4 m in length and 1 m in height) to be provided above the 18 No. dock levellers.

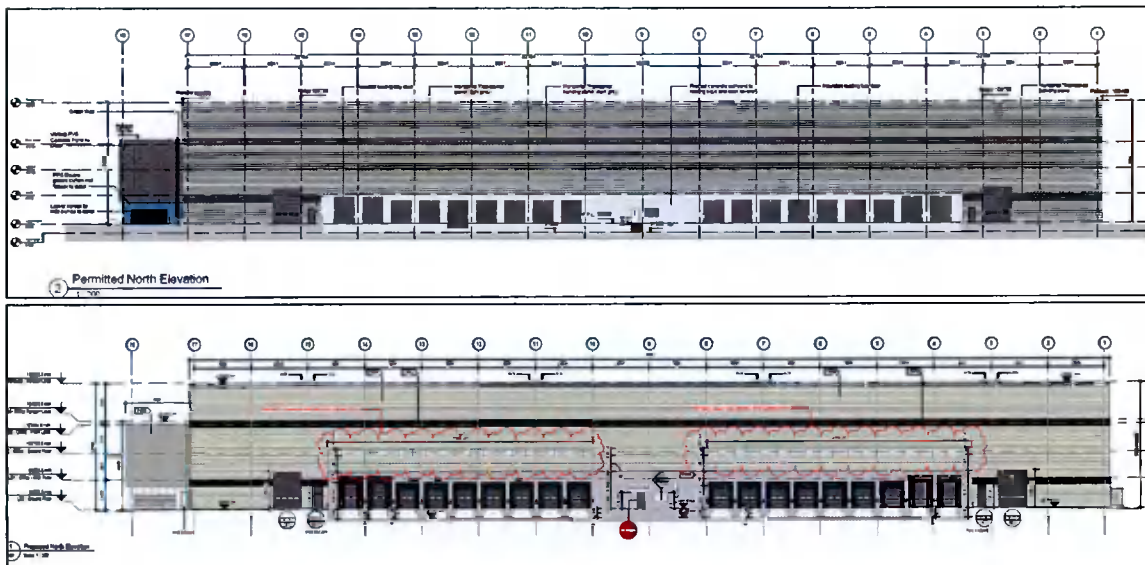


Figure 4.2: Extract from the Permitted and Proposed Northern Elevations Demonstrating the Extent of the Additional Windows Proposed Above the Dock Levellers

(Source: TOT Architects Drawing Nos. ABPUQ2-Z-ZZZ-DR-TOT-AR-400 & ABPUQ2-Z-ZZZ-DR-TOT-AR-400, 2021)

Staff/Visitor Carpark Access Arrangement Modifications

The subject application also proposes modifications to the design of the staff/visitor carpark to facilitate enhanced access arrangements for pedestrians and cyclists and also to allow for the provision of an intercom/FOB access point, central concrete aisle and gates. The revised access arrangement necessitates the removal of 1 No. of the permitted car parking spaces, reducing the quantum of car parking spaces on site from the previously permitted 152 No. spaces to 151 No. car parking spaces.