

Figure 4.5: Extract from the New Pedestrian Gate Sections & Details Drawing No. ABPUQ2-Z-ZZZ-DR-TOT-AR-501

(Source: TOT Architects Dwg. No. ABPUQ2-Z-ZZZ-DR-TOT-AR-501,2021)

Figure 4.5 demonstrates the details of the new pedestrian gate design (which matches the proposed vehicular entrance as well as existing boundary treatments). The automated pedestrian gate will primarily be made of steel bars and posts and a stone wall pier to match the existing wall at the site. The gate will include inter-com/FOC access point and a gate push release button for security access.

**Soft Surface Exercise Area**

This subject application also includes a soft-surface exercise area for staff which will be located at the south-western corner of the subject site. The proposed exercise area will have an area of approximately 60 sq m (12 metres wide and 5 metres in length), as shown below in Figure 4.6.

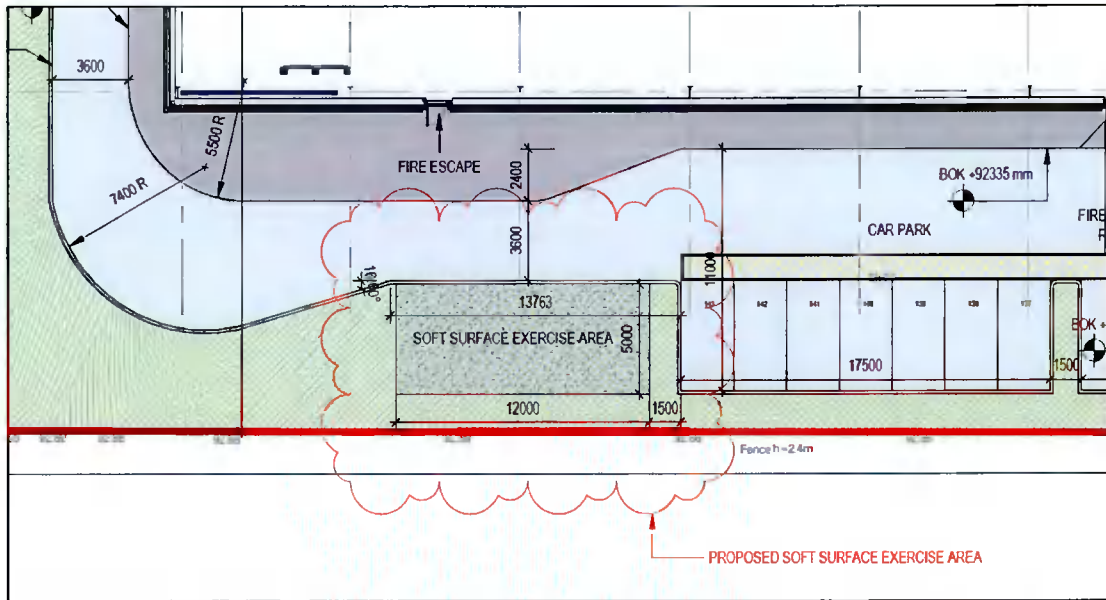


Figure 4.6: Proposed Soft-Surface Exercise Area (Extract from Proposed Site Plan Drawing, No. ABPUQ2-DTM-DR-TOT-AR-103)

(Source: TOT Architects Drawing, No. ABPUQ2-DTM-DR-TOT-AR-103, 2021)

#### 4.2 Rationale for the Proposed Development

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.

Improving the access to the site and providing a staff exercise area at the site will also improve staff amenities of the site.

5.0 PLANNING POLICY CONTEXT

The purpose of this section is to detail the relevant current development policy and guidelines applicable in relation to the subject site at Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin.

The *South Dublin County Council Development Plan 2016 – 2022* is the statutory plan for the area and guides development relating to the subject site.

5.1 Zoning of the Subject Site – ‘Objective EE’

The subject site is zoned Objective ‘EE’ – Enterprise and Employment, where the objective is ‘to provide for enterprise and employment related uses’. Under the ‘EE’ zoning, warehousing is a permissible use and office-based industry and offices less than 100 sq m are also permissible under this zoning. Offices over 100 sq m are open for consideration.

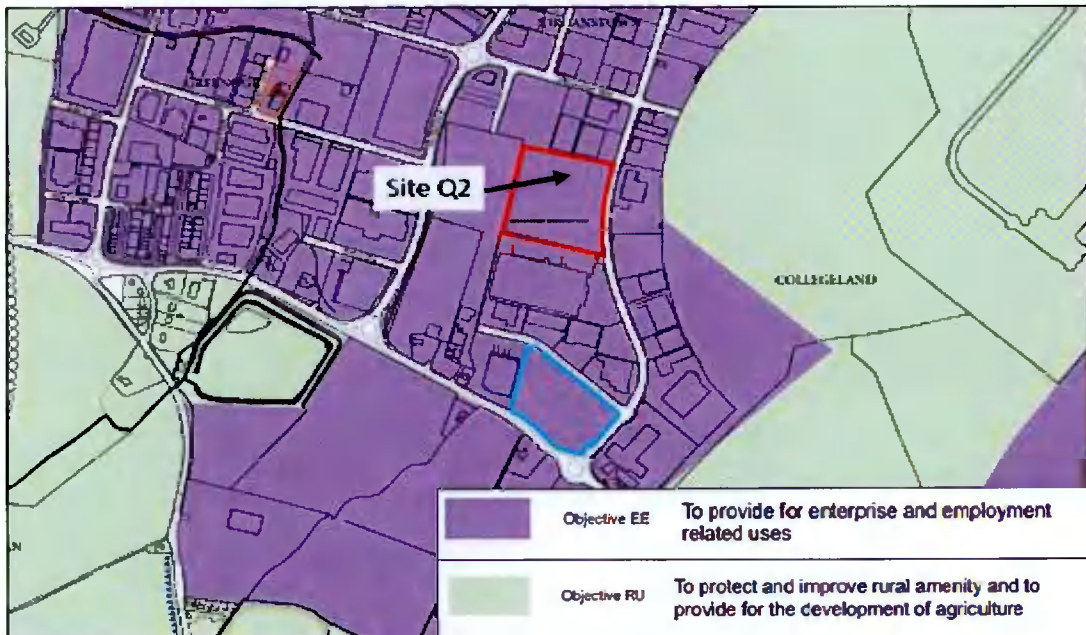


Figure 5.1: EE Zoning of the Subject Site, Indicated in Red (Indicative Only)

(Source: *South Dublin County Council Development Plan 2016-2022 Maps, Map No. 4, annotated by Thornton O’Connor Town Planning, 2021*)

The proposed development of this Planning Application seeks to enhance the sustainability and access to a permitted warehouse development permitted under SDCC Reg Ref. SD19A/0264, through the proposed increase in the quantum of Photovoltaic (PV) Solar panels at roof level and a revised access arrangement. The development also includes a minor scale outdoor exercise area and minor changes to elevational detailing to provide strip windows.

5.2 Relevant Policies of the *South Dublin County Council Development Plan 2016 – 2022*

The following policies of the *South Dublin County Development Plan 2016 – 2022* are relevant to the proposed development:

### **ET3 Objective 7**

*'To support the provision or retrofitting of suitable electricity and heat micro generation and storage equipment, such as photovoltaic and water-heating solar panels and small to medium scale wind turbines within business parks and industrial areas.'*

The provision of additional Photovoltaic (PV) Solar panels at roof level of the warehouse and ancillary office and staff facilities permitted under SDCC Reg. Ref. SD19A/0264 is in line with ET3 Objective 7 of the Development Plan, which actively encourages the provision of such renewable energy infrastructure within business parks and industrial areas such as the subject site within the Aerodrome Business Park.

### **Policy E4**

*'It is the policy of the Council to ensure that new development is designed to take account of the impacts of climate change, and that energy efficiency and renewable energy measures are considered in accordance with national building regulations, policy and guidelines.'*

The principal purpose of the proposed development of this Planning Application is to increase the renewable energy measures adopted within the permitted warehouse and ancillary office and staff facilities (SDCC Reg. Ref. SD19A/0264), thus enhancing the energy performance and sustainability of the building.

### **Policy E5 Objective 3**

*'To promote increased energy self-sufficiency across business sectors.'*

The proposed development of this Planning Application will improve the energy efficiency of the warehouse and ancillary office and staff facilities permitted under SDCC Reg. Ref. SD19A/0264.

### **Energy Policy 7 (Solar)**

*'It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.'*

The proposed development of this Planning Application will result in addition photovoltaic (PV) panels, improving the energy performance and efficiency of the permitted warehouse and ancillary office and staff facilities (SDCC Reg. Ref. SD19A/0264).

### **E7 Objective 1**

*'To encourage and support the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies.'*

The proposed development of this Planning Application will increase the quantum of Photovoltaic (PV) Solar panels at the roof level of the permitted warehouse development (SD19A/0264) in line with E7 Objective 1 of the Development Plan.

Having regard to the relevant policy outlined in the Development, it is considered that the subject development represents the proper planning and sustainable development of the area.

## 6.0 PLANNING ADMINISTRATION

### 6.1 Planning Fee

- A cheque made payable to South Dublin County Council in the amount of €280.00 representing the planning application fee payable in accordance with the provisions of Schedule 9 of the *Planning and Development Regulations 2001-2021*.

Details of fee calculation:

Class	Calculation	Amount
Class 8	€200.00 minimum fee	€200.00
Class 13	€80.00	€80.00
		€280.00

### 6.2 Statutory Notices

- An original page of the *Irish Daily Star* published on 5<sup>th</sup> October 2021, in which notice of the application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations, 2001-2021*.
- One copy of the Site Notice dated 5th October 2021, erected or fixed on the land or structure pursuant to article 17(1)(b) of the *Planning and Development Regulations, 2001-2021*.

### 6.3 Planning Application Form

- A completed *South Dublin County Council Planning Application Form* dated 5<sup>th</sup> October 2021

### 6.4 Planning Report

- Six copies of this *Planning Report*, prepared by Thornton O'Connor Town Planning, dated 5th October 2021

### 6.5 Glint and Glare Assessment by Macroworks

- Six copies of a *Glint and Glare Assessment* prepared by Macroworks, dated October 2021.

## 6.6 Drawings

- Six copies of the following drawings enclosed with this Application:

TOT Architects			
Drawing No.	Drawing Title	Scale	Page Size
ABPUQ2-DTM-DR-TOT-AR-101	Site Location Map	1:2500	A1
ABPUQ2-DTM-DR-TOT-AR-102	Permitted Site Plan	1:250	Ao
ABPUQ2-DTM-DR-TOT-AR-103	Proposed Site Plan	1:250	Ao
ABPUQ2-Z-L05-DR-TOT-AR-203	Permitted Roof Plan	1:200	Ao
ABPUQ2-Z-L05-DR-TOT-AR-204	Proposed Roof Plan	1:200	Ao
ABPUQ2-Z-ZZZ-DR-TOT-AR-400	Permitted North Elevation	1:200	Ao
ABPUQ2-Z-ZZZ-DR-TOT-AR-401	Proposed North Elevation	1:200	Ao
ABPUQ2-Z-ZZZ-DR-TOT-AR-500	Proposed Boundary Conditions – Pedestrian Entrance Gate	1:200	Ao
ABPUQ2-Z-ZZZ-DR-TOT-AR-501	Proposed Boundary Conditions – Pedestrian Gate Sections & Details	1:200	Ao

## 7.0 CONCLUSION


The proposed development of this Planning Application seeks to amend an application under SDCC Reg. Ref. SD19A/0264 and comprises 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 at Site Q2 Jordanstown Road, Aerodrome Business Park, Collegeland, Rathcoole, County Dublin.

The proposed development will increase the energy efficiency and enhance the sustainability of the permitted warehouse building, in line with the relevant policy of the *South Dublin County Council Development Plan 2016-2022* and will also provide an enhanced entrance arrangement and amenity for the office workers. Thus, it is considered that the proposal represents the proper planning and sustainable development of the area.

We trust you will find this application in order.

Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Signed:




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Sadhbh O'Connor  
 Director  
 Thornton O'Connor Town Planning



