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Planning Report

The development will consist of: 1 no. industrial storage buildings to the west of the main complex with an area of 465.3 sq m and a height of 8.8 m; all associated site works and utility connections

Location: Nangor House, New Nangor Road, Gallanstown, Dublin, D12 F726

Applicant: Diageo Baileys Global Supply

Date: October 2021

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1.0 Introduction

1.1 Application for Permission

This Planning Report has been prepared by O'Connor Whelan Limited on behalf Diageo Baileys Global Supply. It outlines the supporting case for an application for permission for development on an industrial facility with an overall area of ca. 12.28 ha at Nangor House, New Nangor Road, Gallanstown, Dublin, D12 F726.

The development will consist of: 1 no. industrial storage buildings to the west of the main complex with an area of 465.3 sq m and a height of 8.8 m.

Note the proposed development consists of an increase in the area of a building granted under SD20A/0120. The previous planning application consisted of 2 no. industrial buildings, one of 460 sq m and building no. 2 with an area of 244.4 sq m. The current planning application is seeking to increase the area of the permitted 244 sq m building to 465.3 sq m.

1.2 Pre-application Consultations

No pre-application consultations took place for this planning application given the scale of the proposed development. However, the proposed development is essentially an increase in the area of a similar building granted under SD20A/0120.

A pre-application consultation was lodged with South Dublin County Council dated 20th December 2019, reference PP173/19, in relation to the previous planning application.

An email response was received from Nicola Rose dated 23rd April 2020. The issues raised in this consultation were taken into account in the previous planning application and Further Information response.

1.3 Scale of Drawings

Please note that there are 2 site layout maps, one at a scale of 1:1000 showing the entire Diageo lands and another at a scale of 1:200 showing the redline of the site. It is impractical to show the entire Diageo lands at a scale of 1:500, and thus 2 site layouts are included to comply with the legislative requirements. This approach was agreed with Nicola Rose by email dated 27th April 2020 who agreed that a Site Layout Plan with a scale of 1:1000 was acceptable.

2.0 Site and Development Description

2.1 Site Description / Context

The application site is a large industrial facility with an overall area of ca. 12.28 ha, located off the Nangor Road (figure 1). The industrial facility is the sole producer of Baileys globally.

The site is bounded to the south by the Nangor Road, to the west by the Oak Road, to the south by the Grand Canal, and other industrial developments to the east.

The site has a one vehicular access directly off the Nangor Road.

There are ca. 23,000 sq m of buildings existing on the site.



Figure 1: Site Location (approximate site boundaries outlined in red)

2.2 Description of the Development

The proposed development consists of 1 no. industrial storage buildings to the west of the main complex with an area of 465.3 sq m and a height of 8.8 m. It is located immediately south of the existing industrial unit.

It will be a standard industrial type shed structure – a double height structure with a pitched roof (although the pitch will be indiscernible from the ground). It will be finished with a Kingspan firesafe composite panel, off-white in colour. There will be two 5m high roller shutter doors on the north elevation and two pedestrian doors on the north and east elevations.

The roof will contain roof lights on both elevations, which will be invisible from the ground.

The purpose of the building is storage, mainly consist of flavourings used in the industrial process. The products stored are not hazardous, and will not require any form of industrial or environmental licence. The bulk container store will store food flavourings used in the production of flavoured Baileys drinks. The food flavourings will be stored in liquid form in 1000L Intermediate Bulk Containers (IBCs) which will be placed on storage racks. All IBCs will be stored within a fully bunded area. The flavours are classed as foodstuff and are not in any way corrosive or flammable. Due to the constituent of the material and the fact that they will be stored in a fully bunded area, there is no potential impact arising from spillages, flooding or fire washing.

There will be some ground regrading works required including the relocation of an existing embankment as shown on Byrne Looby drawing no. W3499-1004.

As referred to above, a similar storage building was previously granted on this site – under SD20A/0120 a storage building with an area of 244.4 sq m and a height of 7.0 was approved. This application essentially represents an extension to that approved building with a slight increase in height.

3.0 Planning History

The three most recent planning permissions relating to the subject site are:

SD20A/0120: Permission granted for 2 no. industrial storage buildings to the west of the main complex: building no. 1 - 460 sq m with a height of 8.8 m; building no. 2 – 244.4 sq m with a height of 7.0 m.

SD13A/0078: Permission granted for an enclosure of a lean to structure.

SD06A/0015: Permission granted for a single storey steel framed metal cladded enclosure.

4.0 Policy Context

4.1 South Dublin County Development Plan

Employment Policies

We believe that the proposal is fully compliant with the Development Plan requirements.

The Development Plan states that the Plan seeks to support and facilitate economic activity across a range of sectors in accordance with the principles of proper planning and sustainable development.

The Strategic Policy for Employment states:

“It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims:

- *To strengthen existing employment centres;*
- *To strengthen the integration between employment, housing and transportation with a view to promoting compact urban areas and reducing car dependency;*
- *To support high-value jobs as companies seek to move up the value chain and undertake higher value-added activities in Ireland.*
- *To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.*
- *To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development;*
- *To provide for a range of business accommodation types, including units suitable for small business.”*

We believe that, whilst the proposed development is relatively minor, in scale, it will support the ongoing operation of a only global supplier of a product, namely Baileys, and thus its approval will be by in accordance with this policy.

Zoning Objective

Under Variation no. 3 of the Development Plan the site is zoned REGEN: “to facilitate enterprise and/or residential led regeneration”.

Industry-General and Warehousing are uses that are open for consideration.

Whilst the lands have been rezoned and the overall vision is to regenerate this area, it is likely to take some time for this to occur. In the meantime, Diageo will continue to operate at this location and the proposed development is needed to facilitate this operation.

5.0 Key Planning Issues

5.1 Rationale for the Proposal

As described in previous sections, the proposed development essentially provides for an extension to an approved storage buildings to facilitate the ongoing operations at the Diageo facility.

The proposal comprises an extension to an important industrial facility that provides product worldwide (the only global location for this product). The proposed development will facilitate the ongoing redevelopment of the overall industrial process.

The factory of the future is a vision for how Diageo plan to enhance production by making improvements at Nangor Road. The plant structure of the planned future of Baileys has a more flexible, multidirectional layout, with a modular line setup and environmentally sustainable production processes. Diageo are increasingly using digital technologies to advance their product in the current market.

This proposed economic expansion and growth will contribute to current operations and improve employment options for increasing staff in Diageo in the future.

5.2 Flood Risk Assessment

A "Flood Risk Assessment Report" prepared by Byrne Looby is submitted with the planning application. The report concludes:

"A Stage 1 – Flood Risk Identification, Stage 2 – Initial Flood Risk Assessment and a Stage 3 – Detailed Risk Assessment has been undertaken for the proposed Bulk Container Store at Nangor House, New Nangor Road, Dublin 12, as part of site upgrade works.

Information was gathered on flood history by reviewing old OS Maps, internet searches, the OPW flood database, GSI geological and karst data and the SDCC Development Plan. Previous flood studies were also reviewed and current fluvial flood extent maps.

From the information gathered it was shown that the proposed Bulk Container Store is in an area of moderate risk (Flood Zone B) and therefore a Justification Test was required.

It was determined that the proposed development will have a negligible effect on the flood extents on site and would not increase flood risk elsewhere. However, mitigation measures were proposed in order to protect the structure from flood events and to ensure no increase in flows to the existing drainage network."

In relation to Mitigation Measures, the report states:

"The Bulk Container Store is located partially on a grassed area. This will increase the overall hardstanding area of the site. However, due to the size of the contribution, the additional stormwater added to the drainage network would be considered negligible.

Considering the residual flood risks and the future flood risk due to climate change, we recommend the below mitigation measures to ensure that the proposed development will not increase flood risk on site.

6.3.1 Attenuation of Additional Run-Off

Additional stormwater (pluvial) run-off from the increase in impermeable area shall be attenuated locally to the new building. The form of attenuation will be designed using SuDS principles. The attenuation will store the residual runoff and release it slowly back to the Camac River to match the sites current runoff as not to exacerbate the current situation.

The form of attenuation is sized for a 1:100-year critical storm event with an allowance of 10% for climate change. The required volume is 30.7m³. The attenuation calculations and proposed layout drawing are attached in Appendix D.

A control device/orifice shall be fitted to the attenuation system to limit the discharge from the new building to the ensure run-off rate for the site does not exceed current levels."

5.3 Tree Survey

An Arboricultural Assessment undertaken by Ciaran Keating of CMK Hort & Arb Ltd accompanies the planning application.

A Tree Survey, an impact drawing and tree protection measures also accompany the planning application.

The Assessment states:

"The site of the proposed structure (refer to drawing TDIA002 102) extends into the areas where trees are located therefore there be a need to remove fourteen trees. This represents 64% of the total trees within the survey area. The loss of these trees represents a loss of ecosystem services however the impact will not effect the visual screening provided by the trees as those being retained are located adjacent to the boundary."

It should be noted however, that whilst the percentage loss of trees may appear large, the tree survey is limited to the area immediately adjoining the proposed development and therefore is a relatively small area.

It should also be noted that there are a substantial number of additional trees external to the boundary of Diageo along Oak Road, west of the proposed development which are unaffected by the proposed development and will continue to offer considerable screening and biodiversity benefits.

5.4 Design and Visual Amenity

The design of the building will be standard industrial type shed structures – a double height structure with a pitched roof (although the pitch will be indiscernible from the ground). it will be finished with a metal panel cladding, off-white in colour. The roof will contain roof lights on both elevations, which will be invisible from the ground.

As outlined in response to item no. 3 above, the application site is a large industrial facility with an overall area of ca. 12.28 ha, located off the Nangor Road. There are ca. 23,000 sq m of buildings existing on the site. The site is currently surrounded by extensive landscaping and existing security boundary treatment.

The location of the buildings, and the buildings themselves will be invisible from all surrounding public boundaries.

It is also worth noting that the overall complex is a secure industrial facility with no public access. The landscaping and boundary treatment has been designed to restrict access to the site.

As public access is restricted, there will be no internal visual impact.

Figures 1 to 6 below show, the current screening of the site and highlight that there will be no visual impact on the surrounding area.



Figure 1: View from the Oak Road



Figure 2: View from the Grand Canal



Figure 3: View from the Grand Canal



Figure 4: View from the Nangor Road



Figure 5: View from the Nangor Road



Figure 6: View from the Nangor Road

5.5 Ecology

An Ecology Report including a bat survey was carried out by Dr Niamh Roche MCIEEM and Dr Tina Aughney as part of the Further Information response to the previous planning application on this site. Given the scale of the proposed development, its location relative to the previous approval, and the findings of the report and survey it is not considered necessary to undertake a revised Ecology Report and a bat survey.

The Ecology Report and a bat survey are nevertheless included with the current planning application.

The Ecology Report concludes:

"The site is situated within an industrialised landscape and is relatively small in size and scale. The existing habitats of the site are artificial and/or highly managed and construction of buildings there will have no significant impact on habitats or species of conservation importance. Bat-friendly lighting recommendations have been made for the development although the site is already impacted by high levels of light at night and relatively few bats use the site for foraging or commuting. The Grand Canal pNHA which is located close to the site will not be impacted by the development. The development will have no impact on any Natura SAC or SPA site or the Natura site network."

A dusk bat survey was carried out on 9th September 2020. The results are as follows:

"A low level bat activity was recorded for two bat species: common pipistrelle and soprano pipistrelle."

20:37 hrs	<i>soprano pipistrelle individual was briefly record along the New Nangor Road boundary of the car park 1. This individual commuted along the boundary treeline.</i>
21:54 hrs	<i>soprano pipistrelle individual was briefly record along the New Nangor Road boundary of the car park 1. This individual commuted along the boundary treeline.</i>
21:44 hrs	<i>common pipistrelle was briefly recorded foraging along the boundary hedge adjacent to the canal adjacent to car park 2.</i>
21:50 hrs	<i>common pipistrelle was briefly recorded foraging along the boundary hedge adjacent to the canal adjacent to car park 2."</i>



Map 1: Survey results: Orange = common pipistrelle, Blue = soprano pipistrelle (Car Parks 1 & 2) (Source: Google Maps).

5.6 Appropriate Assessment

An Appropriate Assessment Screening was carried out by Dr Niamh Roche MCIEEM as part of the Further Information response to the previous planning application on this site. Given the scale of the proposed development, its location relative to the previous approval, and the findings of the report and survey it is not considered necessary to undertake a revised Appropriate Assessment Screening.

The Appropriate Assessment Screening is nevertheless included with the current planning application.

The Appropriate Assessment Screening concludes:

“Impacts on nearest Natura 2000 sites are considered to be highly unlikely. Therefore, due to the fact that there are no predicted negative impacts on Natura sites, the present report will not progress to Stage 2, full Appropriate Assessment.”

5.7 Landscape Design

The application site is a large industrial facility with an overall area of ca. 12.28 ha, located off the Nangor Road. There are ca. 23,000 sq m of buildings existing on the site. The site is currently surrounded by extensive landscaping and existing security boundary treatment.

The proposed development involves a minor extension to an approved storage building.

In this context it is not proposed to provide individual landscape layouts for this building, in particular, in the form of "soft" landscaping, or screen planting. However, please refer to ByrneLooby drawing no. W3499-1007 which indicates both the existing and proposed site surfaces.

If additional landscaping architectural designs are required by the planning authority, the applicant is happy to oblige by way of a condition attached to a planning permission.

5.8 External Lighting

An external lighting design was included with the Further Information response, prepared by Light Design. The lighting design was taken into account in the ecological (including bats) assessment of the proposed development. Note that the report is entitled "Bottle Store" but in fact assesses the lighting proposals for both the Bottle Store and the Bulk Storage Unit. Given the scale of the proposed development, its location relative to the previous approval, and the findings of the report and survey it is not considered necessary to undertake a revised

5.9 Parking and Access

The pre-planning consultation suggested that an assessment of car parking and Traffic and Transport Assessment should be included with an application including information regarding an increase in staff numbers.

The proposed development is intended to facilitate the ongoing redevelopment of operations of the existing industrial facility. There will be no increased staff numbers, increased car parking spaces, increased traffic movements or additional access requirements as a result of the proposed development.

5.10 Signage

No additional signage is proposed.

6.0 Application Documentation

The following documentation and related drawings are enclosed herewith as part of this application:

Drawings

Six copies of the following drawings prepared by Byrne Looby:

W3499-1001: Site Location Map
W3457-1002: Site Layout Plan¹
W3499-1003: Existing and Proposed Site Layout Plans
W3499-1004: Site Sections
W3499-1005: Plan and Elevations
W3499-1006: Sections A-A and Purlin Details
W3499-1007: Existing and Proposed Site
W3499-1008: Existing and Proposed Utilities
W3499-1009: Internal Drainage Layout

Reports

Six copies of the following reports:

- Appropriate Assessment Screening prepared by Dr Niamh Roche MCIEEM
- Ecology Assessment prepared by Dr Niamh Roche MCIEEM
- W3457_W_R001_01_ Flood Risk Assessment prepared by ByrneLooby
- Arboricultural Assessment Report prepared by CMK, including drawing nos.:
 - TDIA001-101- Tree Survey & Constraints
 - TDIA001-102- Tree Protection
- Bottle Store for Diageo prepared by Light Design

Planning Fee

Cheque made payable to South Dublin County Council in the sum of €1675.08. The planning application fee is in accordance with Schedule 9, Part 12 of the Planning and Development Regulations 2001, as follows.

Building 465.3. sq m x €3.60 = €1,675.08

The fee was sent into South Dublin County Council as part of a previous planning application which was declared invalid (SD20A/0065). We understand from discussions with the Planning Department, that this fee is retained for the current planning application.

Planning Application Form

Completed Planning Application Form, signed and dated.

¹ Please note comments in section 1.3 above in relation to the scale of this drawing and the expressed agreement with Nicola Rose to agree to this scale.

Notices

- One copy of the Newspaper Notice from the Irish Daily Star, dated 15 October 2021.
- One copy of the Site Notice posted on the site, as indicated on the Site Location Plan.

7.0 Conclusions

The development will consist of: 1 no. industrial storage buildings to the west of the main complex with an area of 465.3 sq m and a height of 8.8 m.

Note the proposed development consists of an increase in the area of a building granted under SD20A/0120. The previous planning application consisted of 2 no. industrial buildings, one of 460 sq m and building no. 2 with an area of 244.4 sq m. The current planning application is seeking to increase the area of the permitted 244 sq m building to 465.3 sq m.

The proposed development is located within the existing Diageo industrial complex, the world-wide provider and only sole of the Bailey's brand. The proposed development will assist in the economic expansion and growth of the existing facility and will contribute to current operations and improve employment options for increasing staff in Diageo.

The proposed development complies with the zoning, policies and objectives of Development Plan.

In this regard we look forward to an early and favourable decision.

Signed



Alan Whelan
Director
O'Connor Whelan