

# Comhairle Chontae Atha Cliath Theas

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

### PR/1506/21

**Reg. Reference:** SD21A/0182

**Application Date:** 02-Jul-2021

**Submission Type:** Additional  
Information

**Registration Date:** 22-Oct-2021

**Correspondence Name and Address:**

Peter Kavanagh, Kavanagh Burke Consulting  
Engineers Unit F3, Calmount Park, Ballymount,  
Dublin 12

**Proposed Development:**

Alterations to an existing granted planning application, Reg. Ref. SD20A/0204, for a warehousing development consisting of provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m; provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs. Additional floor area provided 71sq.m; the alterations above result in total floor area increase by 349sq.m (from 2,222sq.m to 2,571sq.m); provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations; provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance; provision of 288sq.m solar panels to the roof of the warehouse; provision of a new recessed access/egress, rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C; elevation and site plan revisions associated with entrance porch, signage and fire exit stairs; and associated drainage adjustments due to the inclusion of the above alterations; all other details will remain as per the granted application Reg. Ref. SD20A/0204.

**Location:**

Baldonnell Business Park, Baldonnell, Dublin 22

**Applicant Name:**

Airtraks Ltd T/A ATC Computer Transport

**Application Type:**

Permission

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(SW)

### **Description of Site and Surroundings:**

Site Area: Stated as 0.98ha

### **Site Description:**

The subject site comprises partly undeveloped greenfield site located within the townlands of Moneenalion Commons Upper and Brownsbarn. The site is bounded by Baldonnell Road to the north, further industrial development and Casement Aerodrome lie beyond this to the north. Industrial development lies to the east, west and south. Open countryside lies to the north.

### **Proposal:**

Planning Permission is sought for:

Alterations to an existing granted planning application, Reg. Ref. SD20A/0204, for a warehousing development consisting of:

- provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m;
- provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs.
- Additional floor area provided 71sq.m;

the alterations above result in total floor area increase by 349sq.m (from 2,222sq.m to 2,571sq.m);

- provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations;
- provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance;
- provision of 288sq.m solar panels to the roof of the warehouse;
- provision of a new recessed access/egress,
- rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C;
- elevation and site plan revisions associated with entrance porch, signage and fire exit stairs;
- associated drainage adjustments due to the inclusion of the above alterations;
- all other details will remain as per the granted application Reg. Ref. SD20A/0204.

### **Zoning:**

The site is designated 'EE' – to provide for employment and enterprise related uses.

The Site is located within the Department of Defence Inner Zone and noise significant boundary.

IE3 SLO:1: To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for

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development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

### *SEA Sensitivity Screening:*

Indicates no overlap.

### **Consultations:**

*Water Services:* Request additional information.

*Water Pollution:* No report received at time of writing.

*Roads:* No objection, subject to conditions.

*Heritage Officer:* No report received at time of writing.

*EHO:* No report received at time of writing.

*Irish Water:* Request additional information.

*Department of Defence:* No report received at time of writing.

*Fire Officer:* No report received at time of writing.

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

*SD20A/0204* Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.8m with a gross floor area of 2,222sq.m including a warehouse area (1,530sq.m), staff facilities (302sq.m) and ancillary office area (390sq.m) and will also include the provision of 1 new vehicular access/egress point along the north-west boundary of the subject site onto Clonlara Road; pedestrian access; 22 ancillary car parking spaces; bicycle parking; HGV marshalling yard with 2 loading bays; level access goods doors; dock levellers; access gate; signage; hard and soft landscaping; lighting; boundary treatments and associated site development works above and below ground. **Permission Granted.**

*SD07A/0711* Two storey own door office comprising of 18 own door offices ranging in size from 107sq.m to 232sq.m; light industrial warehouse comprising of 6 units with ancillary two storey offices; ESB sub-station and refuse compound; car parking and associated site works on a site of 0.962 hectares. **Permission Granted. ABP Grant**

*SD07A/0452* Three storey own door office units over basement car park comprising of 21 own door offices ranging in size from 107sq.m to 328sq.m; light industrial warehouse comprising of 6 units with ancillary two storey offices; ESB sub station and refuse compound; boundary railing, car parking and associated site development works on a site of 0.962 hectares. **Permission Refused. ABP Refused.**

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*SD06A/1057* 2 blocks incorporating 11 light industrial/warehouse buildings including 2 storey ancillary offices, ESB sub station, boundary railing, car parking and associated site development works on a site of 0.935 hectares. **Permission Granted.**

*S99A/0580* Advance factory/warehouse unit with associated offices and site works. **Permission Granted.**

*S99A/0083* For new entrance to existing carpark at own premises. **Permission Granted.**

*S00A/0371* Science and technology-based enterprise/office-based industry development, including landscaping and associated site development comprising 3 three storey office blocks with 176 surface car parking spaces. **Permission Granted.**

*S00A/0144* An E.S.B. Sub-station building with associated site works. **Permission Granted.**

### **Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Council Development Plan (2010-2016)**

#### *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)*

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*

##### *7.3.0 Flood Risk Management*

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### *Policy IE3 Flood Risk*

*IE3 SLO1* To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

### *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*

### *7.8.1 Casement Aerodrome*

#### *Policy IE8 Casement Aerodrome*

### *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 11.2.5 Enterprise and Employment Areas*

#### *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*

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*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*

### **Relevant Government Guidelines**

*Project Ireland 2040 National Planning Framework*, Government of Ireland, (2018).

*Traffic and Transport Assessment Guidelines*, National Roads Authority, (2007)

*Waste Management Plan for the Dublin Region 2005-2010*, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009)

*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009)

### **Assessment**

The main issues for assessment are:

- Zoning and council policy,
- visual impact,
- design statement,
- access and parking,
- landscaping,
- services and drainage,
- aviation,
- appropriate assessment
- environmental impact assessment.

### ***Zoning and Council Policy***

The site is located in an area zoned EE –warehousing development is ‘permitted in principle’ within the zoning matrix, as are Industry-General, Industry-Light, Industry-Special. The ancillary workshop is therefore considered acceptable in principle.

The signage will be considered in accordance with Schedule 6: Outdoor Advertising Strategy of the SDCC County Development Plan.

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Policy 3 Enterprise and Employment, objective 7, states that it is the policy of the Council '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 other elements of the proposal – elevational amendments, access revisions, rearrangement of truck and fuel areas, revision of boundary, alterations to drainage are ancillary to the main use and will be considered on their impacts.

It should be noted that the site is subject to a 'specific local objective': IE3 SLO1: 'To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

Flood risk should therefore be considered when determining whether the principle of the proposed development is acceptable. The site is located with Flood Zone C and is therefore sequentially preferable. Given this and the fact the proposal is an amendment application, a detailed FRA is not required.

### **Visual Impact**

#### Provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m

The workshop appears to be located in the west corner (rather than southwest corner) of the application site. It is noted that it would be located internally within the employment area, adjacent to existing buildings and would be most visible from the road internal to the employment area. The contiguous elevations indicate it would be significantly lower in height than the approved warehouse and would be slightly lower than the adjacent development to the southwest. The applicant indicates that the rear elevation would be the northwest, indicating it would be the most visible. This elevation appears blank, with no detail. It is noted that both side elevations are also blank. 2 rollershutter doors are located on the southeast elevation. Overall, the scale is considered acceptable given the context, however, the design of the building does not have a positive impact on the visual amenity of the area, resulting in a number of blank facades. The applicant is requested to address this matter via **additional information**.

#### Provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs. Additional floor area provided 71sq.m.

The proposed extended glazed entrance would only marginally increase the glazing on the northwest elevation. The new entrance is apparent from the southwest and northeast elevations,

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indicating glazing and cladding respectively. The northeast elevation would be highly visible and the applicant is requested to consider glazing this elevation via **additional information**.

The new emergency exit route at first floor would increase the floor area, but this would be internally. Emergency stairs would be present on the northeast elevation. These would not have a significant impact on the elevation.

The overall increase in floor area of 349sq.m is not considered significant, increasing floor area from 2,561sq.m to 2,222sq.m.

Provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations; provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance;

The elements above are considered to be signage – the flagpoles would inevitably have a flag attached to them and are therefore considered advertisements.

Signage is considered in accordance with the Outdoor Advertising Strategy. The site is located within Zone 2. *Zone 2: This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network.* The site is considered to be in an area of large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising.

In accordance with Section 7:

- The geographical zone in which the site is located, as set out in the figure showing zones of advertising control. *Signage is considered appropriate in this zone.*
- The rationale for the proposed advertising structure, including proposals for the removal and/ or rationalisation of existing outdoor advertising structures. *The signage is associated with the proposed commercial use*
- The concentration of existing advertising structures in the area. *Advertising in the area is of a similar type. It is not considered that there is an overconcentration.*
- The design of the advertising panel and the use of high-quality materials. *High level signage would be provided on all elevations, excluding the southwest, of the main warehouse. The signage is the same on all elevations. Details of materials of these signs have not been set out, however, it is stated that they are internally lit. 3 flagpoles would be located to the front of the building, these appear to be a light colour metal.*
- The scale of the panel relative to the buildings, structures, roads and streets in which the advertising panel is to be located. *The high levels signs would measure 12.25sq.m each,*



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*they do not appear over dominant, given the scale of the building. The flagpoles would each measure 10m and would be located towards the front of the site.*

- Impact on the character of the street and the amenities of adjoining properties, in particular residential properties. *There are no residential properties. The proposal would not have a significant impact on the character of the area.*
- Impact of the structure and any proposed lighting on biodiversity. *The proposed signage would be internally lit. In accordance with section 4, there are a number of matters that should be considered when assessing illuminated signage. One of the matters to be considered is the appearance of the signs in the daytime. Internally lit signage might not be visually attractive in the day. In addition to this, it is noted that the Bat Survey, undertaken for the previous application, recommended "mitigation measures, including sensitive lighting design." The applicant is therefore requested to externally light the signage and provide details of illumination levels via **additional information**.*
- Impact of the structure on Views and Prospects (see Section 9.2 of Development Plan). *There would be no impact on these features.*
- Advertising panels will not be permitted where they interfere with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or if they obscure road signs. *There would be no impact on these features.*
- Impact on the character and integrity of Architectural Conservation Areas and Protected Structures. *There would be no impact on these features.*
- Proposals must meet the safety requirements of Transport Infrastructure Ireland (TII), where appropriate including the policy and codes associated with signage, safety and operational requirements of Transport Infrastructure Ireland (TII), for both light rail and national roads where appropriate. *There would be no impact on these features.*

The signage is generally considered acceptable. However, the applicant is requested to revise the proposed illumination and provide details of illumination levels via **additional information**.

### Provision of 288sq.m solar panels to the roof of the warehouse

The proposed development would comprise the installation of 3 areas of solar panels (total area 288sq.m) for the purposes of renewable energy generation mounted on the roof of the existing industrial unit. The panels would be tilted at an angle. The panels would not occupy the front section of the building and would be located towards the centre and the rear. The panels do not significantly alter the structure as it currently exists. The structure, therefore, remains similar in design, scale and external finish detail to the existing industrial premises.

Having regard to the overall area of the proposed solar PV panels on the roof of an industrial unit within an industrial estate, it is considered that there is no adverse impact on visual amenity.

### Provision of a new recessed access/egress

This element would not have a significant impact on visual amenity.

### Rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C;

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The proposed fence is considered acceptable. The truck wash would be located towards the rear of the site and would not have a significant impact on visual amenity.

### *Access and Parking*

Roads has raised no objections are raised, subject to conditions.

### *Landscaping*

No comments were received from Parks and Public Realm.

The approved landscaping would not be significantly impacted by the proposed alterations.

### *Services and Drainage*

Water Services has requested **additional information** in relation to volume of surface water attenuation. Irish Water has requested **additional information** regarding pre-connection enquiries.

### *Aviation*

The site is to the south-east of Casement Military Aerodrome. Specific design constraints apply to development within the security zone of the aerodrome. The site is located within the Department of Defence Inner Zone and noise significant boundary. In accordance with IE8 Objective 5: *“Within the Department of Defence Inner Zone (delineated on Development Plan Index Map), in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground level should be permitted except where specifically agreed following consultation with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome”*.

The proposed development would be less than 20m high.

IE8 Objective 6 states *“To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals and conference centres within the Noise Significant Area Boundary delineated for Casement Aerodrome, subject to an appropriate noise assessment and mitigation measures to protect residential amenity”*. The proposed development would not fall into this category.

Solar PV panels would be installed on of the roof of the warehouse. It is noted that the applicant has not provided a glint and glare analysis. The applicant is requested to provide this via **additional information**.

The Department of Defence has not commented on the proposal.

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### *Appropriate Assessment*

Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

### *Screening for Environmental Impact Assessment*

Having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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*

Warehouse increase in floor area – 71sq.m

Ancillary workshop – 278sq.m

The proposed development consists of the installation of roof mounted solar photovoltaic (PV) panels system on an existing industrial unit covering a stated area of c. 288sq.m.

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'.

The applicant is requested to clarify the MW output of the solar PVs via **additional information**.

### *SEA Monitoring Information*

- *Building Use Type Proposed*- Warehouse (office and staff ancillary)
- *Floor Area (sq. m.)*- 359sq.m
- *Land Type*- Greenfield
- *Site Area (Ha.)*- Stated as 0.98ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the established character of the area and the nature, the scale of the proposed development, it is considered that it is acceptable in principle, however **additional information** is required in relation to a number of issue to ensure the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

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### Recommendation

Request Further Information.

### Further Information

Further information was requested on 21 August 2021

Further information was received on 22 October 2021

#### Consultations:

*Water Services:* No objection, subject to conditions.

*Commission for Regulation of Utilities:*

*Department of Defence:* No report received at time of writing.

*Irish Water:* Clarification of additional information requested.

*Heritage Officer:* No report received at time of writing.

*Water Services:* No report received at time of writing.

#### Assessment:

##### Item 1:

The applicant is requested to:

- redesign the proposal and activate the frontages, particularly those that are more visible. This could include adding glazing/fenestration;

- add glazing to the north east elevation of the new extended glazed entrance.

*Applicant's response:*

*Updated elevations at D1660-GA-A-06 and D1660-GA-A-05. Additional glazing provided to break up porch and visible front of separate workshop buildings.*

#### Assessment:

The applicant has provided revised elevations. These indicate that for the main building, additional glazing would be provided to the porch area. The building, as granted under SD20A/0204 remains unchanged. This is considered acceptable. For the ancillary workshop, the applicant has added translucent panels to the rear elevation (fronting Clonlara Road). No significant changes have been made otherwise, however, it is noted that there would also be landscaping between the building and the site.

Given the development permitted on the site, the proposed amendments are considered acceptable.

##### Item 2:

The Planning Authority is concerned that internally lit signage might not be visually attractive in the daytime. In addition to this, it is noted that the Bat Survey, undertaken for the previous application (SD20A/0204), recommended 'mitigation measures, including sensitive lighting design'. The applicant is therefore requested to externally light the signage, provide details of illumination levels and indicate that there would be no negative impact on bats.

*Applicant's response:*

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*Signage will no longer be internally lit and will be externally lit. It is otherwise unchanged. Ecologist has provided comment that externally lit signs will not have any negative impact on Bats.*

*Level of lighting is 2442 lumens per sign.*

Assessment:

The applicant is proposing 3 signs, measuring 2.451m x 5m (i.e. 12.255sq.m). There would be one to the front, one to the rear and one to the side. The proposed external illumination is considered acceptable.

Item 3:

(a) The applicant has proposed a reduction in the provision of surface water attenuation volume compared to previously permitted development planning ref: SD20A/0204 however the applicant has not provided a justification for this volume reduction. The applicant is requested to submit a report clearly showing design calculations which demonstrates how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates. The report shall include Site SAAR and SOIL Values, MET Eireann Rainfall data, A breakdown of all surface types and areas (in m<sup>2</sup>) as well as corresponding run off coefficients.

(b) The applicant is requested to submit a drawing showing plan and cross sectional views of all proposed SuDS (Sustainable Drainage Systems) features for the development such as but not limited to: Tree pits, Infiltration trench ,Rain water re-harvesting, etc. The applicant is requested to also include permeable surfacing in the parking areas as part of SuDS measures and submit details of same.

*Applicant's response:*

*(a) Detailed Drainage Report provided.*

*(b) (b) D1660-D4 provides details of SuDS Features.*

Assessment:

Water Services has raised no objections, subject to conditions.

Item 4:

(a) In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

(b) In order to assess the if the public wastewater infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further

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information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

*Applicant's response:*

*Application has been made to Irish Water for a Pre-connection enquiry. Confirmation of feasibility is provided. This states that connections to adjacent services can be accommodated without infrastructure upgrades.*

Assessment:

Irish Water has requested Clarification of Additional Information. It is considered that the matter raised by Irish Water can be conditioned.

Item 5:

The applicant is requested to provide:

- (a) a glint and glare analysis.
- (b) details of the MW output of the solar PVs.

*Applicant's response:*

*(a) Glint and Glare analysis provided*

*(b) MW output is 30kWp, producing 27,000kWh annually. Area of solar panels now indicated on roof plan is now 75.8sq.m*

Assessment:

The applicant has included a Glint and Glare analysis. This concludes that there will not be any hazardous glint and glare effects up the aviation receptors identified as a result of the proposed roof-mounted solar PV panels.

### ***Other Considerations***

#### ***Development Contributions***

Warehouse increase in floor area – 71sq.m

Ancillary workshop – 278sq.m

The proposed development consists of the installation of roof mounted solar photovoltaic (PV) panels system on an existing industrial unit covering a stated area of c. 75.8sq.m.

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'.

- The proposed 40 Panels is below the charge of levy capacity of 0.5 MW.

### ***SEA Monitoring Information***

- *Building Use Type Proposed-* Warehouse (office and staff ancillary)
- *Floor Area (sq. m.)-* 359sq.m
- *Land Type-* Greenfield
- *Site Area (Ha.)-* Stated as 0.98ha

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the established character of the area and the nature, the scale of the proposed development, as well as the additional information submitted, It is considered that the proposal is acceptable and would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 22 October 2021, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Compliance with Conditions.  
All conditions of parent permission granted under Reg. Ref. SD20A/0204, to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
3. Amendments Permitted  
Permission is hereby granted solely for those amendments which are set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.  
REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.

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### 4. Roads.

(a) Prior to the commencement of development, the applicant shall submit a revised layout plan, indicating a concrete 1.8m wide footpath surrounding the proposed building and access locations. The footpath shall be constructed of permeable material(s).

(b) No gate installed or erected shall be capable of opening across any public footpath, cycle track, roadway or right of way. Or vehicles blocking any public footpath, cycle track, roadway or right of way when halted in the access recessed area.

(c) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with the Planning Authority. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of the Planning Authority.

(d) Prior to the commencement of development a developed Construction Traffic Management Plan shall be agreed in writing with the Planning Authority. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

(e) A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the roads department and the agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interests of sustainable transport.

### 5. Environmental Health - Noise Construction Phase.

(a) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

(b) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood. The applicant must comply with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

Environmental Health - Noise Operational Phase.

(c) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(d) The development shall be so operated that there will be no emissions of noise/vibration on site as would give reasonable cause for annoyance to any person in any nearby premises.

Environmental Health - Dust.



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(e) During the construction phase, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions detailed in the environmental report submitted as part of the planning application.

(f) All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay rubble and other debris on adjoining roads during the course of the work implementing this permission.

Environmental Health - Lighting.

(g) No lighting and signage lighting on the site shall be intrusive to any light sensitive location, public areas or commercial buildings in close proximity to the development.

Environmental Health - Pest Control.

(h) The applicant shall take suitable pest control precautions on site so as to control rodent activity on site. This may include precautionary laying of bait, covering of all skips, control of all waste on site and regular inspection of any stockpiles of earth on site for rodent activity.

Environmental Health - Waste Storage.

Prior to the commencement of development a suitable location for the storage of refuse during the fitting out and operational phase of the development shall be provided for the written agreement of the Planning Authority.

REASON: In the in interests of public health.

### 6. Irish Water.

#### 1. Water

(a) The applicant shall submit the following prior to the commencement of development;  
- The applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) shall be submitted, prior to the commencement of development. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

(b). All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

#### 2. Foul

(a) The applicant shall submit the following, prior to the commencement of development:  
The applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) shall be submitted, prior to the commencement of development. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

(b) All works shall comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

REASON: In the interest of public health and to ensure adequate water and wastewater facilities.

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### 7. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

### 8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €31,797.39 (thirty one thousand seven hundred and ninety seven euros and thirty nine cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

### 9. That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 12 of Register Reference SD20A/0204., arrangements to be made prior to commencement of development.

REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

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

**REG. REF. SD21A/0182**

**LOCATION: Baldonnell Business Park, Baldonnell, Dublin 22**



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

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:**

19/11/21



**Eoin Burke, Senior Planner**