

# Comhairle Chontae Atha Cliath Theas

**PR/1529/21**

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

**Reg. Reference:** SD21A/0236      **Application Date:** 27-Aug-2021  
**Submission Type:** Additional      **Registration Date:** 27-Oct-2021  
Information

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

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

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

**Applicant Name:** O&S Doors Limited

**Application Type:** Retention

(DF)

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

Site Area: stated as 0.04 ha

Site Description:

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

### **Proposal:**

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

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### **Zoning:**

The subject site is subject to zoning objective 'EE' - *'To provide for Enterprise and Employment Related Uses'* under the South Dublin County Council Development Plan 2016-2022.

### **Consultations:**

*Roads Department:* Additional Information Requested

*Water Services;* No objection subject to standard conditions

*Irish Water;* No objection subject to standard conditions

*Architectural Conservation Officer;* No response

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

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

### **Relevant Planning History**

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

Grant Permission and grant retention

S98A/0864. Security office at entrance.

Grant Permission

### **Relevant Enforcement History**

None

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Council Development Plan 2016 - 2022**

*Section 1.12.0 Employment Lands*

*Section 4.2.0 Strategic Policy For Employment*

*Policy ET1 Economic and Tourism Overarching Policies and Objectives*

*It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.*

*Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones*

*It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.*

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*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*

*Section 7.3.0 Flood Risk Management*

*Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation*

*Policy IE5 Waste Management*

*Section 7.6.0 Major Accidents Directive*

*Policy IE6 Major Accidents*

*7.7.0 Environmental Quality*

*Policy IE6 Environmental Quality*

*Section 8.0 Green Infrastructure*

*Policy G5 Sustainable Urban Drainage Systems*

*Policy G6 New Development in Urban Areas*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy*

*Policy E3 Energy Performance in Existing Buildings*

*Policy E4 Energy Performance in New Buildings*

*Policy E5 Waste Heat Recovery & Utilisation*

*Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.1 Design Statements*

*Section 11.2.4 Regeneration Zone*

*Section 11.2.5 Enterprise and Employment Areas*

*Section 11.2.7 Building Height*

*Section 11.4.1 Bicycle Parking Standards*

*Table 11.22: Minimum Bicycle Parking Rates*

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*Section 11.4.2 Car Parking Standards*

*Table 11.23: Maximum Parking Rates (Non Residential)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.4.6 Travel Plans*

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.6.3 Environmental Hazard Management*

*Section 11.6.3 (i) Air Quality*

*Section 11.6.3 (ii) Noise*

*Section 11.6.3 (iii) Lighting*

*Section 11.6.4 Major Accidents – Seveso Sites*

*Section 11.6.5 Waste Management*

*Section 11.7.2 Energy Performance In New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

*Schedule 5: Advertising*

### **ET1 Objective 6:**

*To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.*

### **ET3 Objective 4:**

*To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.*

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### ***ET3 Objective 5:***

*To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.*

### ***ET3 Objective 6:***

*To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.*

### **Assessment**

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

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

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

### ***Visual Impact and Change of Use***

The proposal includes the following for retention:

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

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

### **Change of Use**

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

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

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#### Signage

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

#### **Access and Parking**

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

The Roads Report states:

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

- 1. The applicant is requested to submit a revised site layout plan showing an outline of the location of the 11 car parking spaces at the proposed development including 1 mobility impaired car park space and 1 EV charging parking space.*
- 2. The applicant is requested to submit a revised site layout plan showing an outline of the location of the 6 covered bicycle spaces at the proposed development.”*

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

#### ***Appropriate Assessment***

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

#### ***Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

#### **Other Considerations**

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

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

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

**Building Use Type Proposed** Warehouse and ancillary

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

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.04ha

### **Conclusion**

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

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 18-October-2021.
- Further Information was received on 27-October-2021.

Further information requested is as follows:

#### **Item 1: Parking**

*The applicant is requested to submit the following as additional information.*

*(1) a revised site layout plan showing an outline of the location of the 11 car parking spaces at the proposed development including 1 mobility impaired car park space and 1 EV charging parking space.*

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

#### **Item 2: Lighting**

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

#### **Further Consultations:**

- *Roads. No objections*

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#### **Assessment**

In response to Items 1 to 2 the applicant has submitted a number of documents. The Planning Authority has had regard to the submitted information as part of its assessment.

#### ***Item No. 1- Parking***

##### **Assessment:**

The applicant has submitted a revised site layout plan which identifies the 11 car parking spaces, mobility space, EV space, and 6 covered bicycle spaces.

Roads have stated no objections

The information submitted for Item 1 conforms with the appropriate policies of the County Development Plan and is considered acceptable to the Planning Authority.

#### ***Item 2- Lighting***

##### **Assessment:**

In response to Item 2 the applicant has stated the following

The signage in this case is set out on the original plans Clarman Plan "Signage Details" (3605 03-02) which clearly shows the main operator sign is to be lit using luminaries placed above the signage (external downlighters). The goods deliveries and collection signs are not illuminated. The exact specification of the lighting has not yet been determined. This could be agreed with the Planning Authority by way of condition if considered necessary.

The details and explanation provided by the applicant are deemed appropriate and acceptable.

The information submitted for Item 2 conforms with the appropriate policies of the County Development Plan and is considered acceptable to the Planning Authority.

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

Change of use to Warehousing from gym/logistics (approved under SD05A/0035)

No additional floor space proposed.

#### **Summary**

In summary, the details submitted in response to the request for additional information are considered to be acceptable to the Planning Authority and a grant of permission for the proposed development is recommended.

#### **Conclusion**

Having regard to the additional information submitted to the Planning Authority, the pattern of development in the vicinity and the design and layout of the proposed development, it is



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considered that, subject to compliance with the conditions set out below the proposed development would not seriously injure the amenities of the area or property in the vicinity, therefore, 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 Retention 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 27/10/21, 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. 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.
  - (c) All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.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.
3. Signage  
All signage proposed shall be sensitively lit and shall not be internally illuminated.

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REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €99,947.67 (ninety nine thousand nine hundred and forty seven euros and sixty seven 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.

5. Kildare Route Financial Contribution.

The developer shall pay to South Dublin County Council a supplementary development contribution in the sum of €24,517.95 (updated to the appropriate rate at the date of commencement of development in accordance with changes in the Tender Price Index) pursuant to the provision of Section 49 Planning & Development Act 2000 (as amended) towards the expenditure incurred in the provision of the Kildare Route Project which facilitates this development.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a Supplementary Contribution be made in respect of the upgrade of the Irish Rail, Kildare Route Project.

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.

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NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

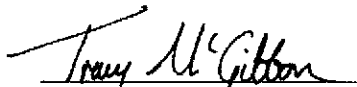
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**REG. REF. SD21A/0236**

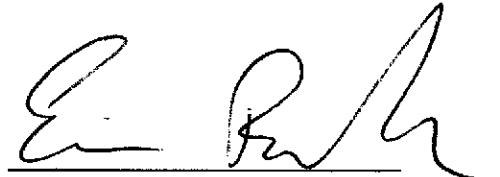
**LOCATION: Units F2 & F3, Weatherwell Business Park, Clondalkin, Dublin 22**

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

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention 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:**

24/11/21

  
**Eoin Burke, Senior Planner**