

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0276 **Application Date:** 06-Oct-2021
Submission Type: New Application **Registration Date:** 06-Oct-2021

Correspondence Name and Address: Thornton O'Connor Town Planning 49, Upper Mount Street, Dublin 2

Proposed Development: Amendment to SDCC REF. SD19A/0264 comprising the omission of the 33 permitted Photovoltaic (PV) Solar Panels (53sq.m) to the ancillary office roof; provision of 400 Photovoltaic (PV) Solar Panels (717sq.m) to the warehouse roof; 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; omission of 1 permitted car parking space (reducing the quantum of car parking from 152 to 151 spaces); the provision of 2 sections of strip window glazing to the northern elevation of the warehouse (each 37.4m in length and 1m in height); the provision of a soft surface outdoor exercise area; boundary treatments and all associated development works above and below ground.

Location: Site Q2, Jordanstown Road, Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin

Applicant Name: IPUT plc

Application Type: Permission

(DF)

Description of Site and Surroundings:

Site Area: Stated as 3.14 Hectares.

Site Description

The subject site is located on the western side of Jordanstown Road in the Aerodrome Business Park. The site is immediately bound by neighbouring industrial/warehouse premises to the north and south, Jordanstown Road local access road to the east. The roadside boundary comprises of a stone wall and rail.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

The site is located north off the R120 between Newcastle and the M7, centrally within an established industrial estate/business park comprised primarily of light industrial, warehousing and logistics uses. Casement Aerodrome is located north-east of the subject site.

A SEVESO site is located within Greenogue Industrial Estate.

Site Visit: 04/11/2021

Proposal

The proposed development is for following

- Amendment to SDCC REF. SD19A/0264 comprising the omission of the 33 permitted Photovoltaic (PV) Solar Panels (53sq.m) to the ancillary office roof;
- Provision of 400 Photovoltaic (PV) Solar Panels (717sq.m) to the warehouse roof;
- 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; omission of 1 permitted car parking space (reducing the quantum of car parking from 152 to 151 spaces);
- the provision of 2 sections of strip window glazing to the northern elevation of the warehouse (each 37.4m in length and 1m in height);
- the provision of a soft surface outdoor exercise area;
- boundary treatments and all associated development works above and below ground.

Zoning

The subject site is subject to zoning objective 'EE' - *'To provide for enterprise and employment related uses'*.

Consultations

Water Services Section – No objections, subject to conditions.

Roads Section – No objections, subject to conditions.

Parks and Landscaping Service / Public Realm – No comment subject to a condition

Irish Water – No response

Department of Defence – No response received at time of writing.

SEA Sensitivity Screening

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations

None received. Final date for submissions 9/11/21.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

Recent Relevant Planning History

Subject Site

SD19A/0264

Permission granted for warehouse with ancillary three storey office and staff facilities and associated development. The warehouse will have a parapet height of 17 metres with a gross floor area of 14,649sq.m including a warehouse area (13,494sq.m), ancillary office areas (1099sq.m) and staff facilities (56sq.m); provision of a new vehicular access/egress onto the Jordanstown Road; internal roadways; pedestrian access; 152 ancillary car parking spaces; bicycle parking; HGV yard including 26 HGV parking stands and 18 loading docks; hard and soft landscaping including green walls; lighting; photo-voltaic panels; ESB substation and switch room; plant; boundary treatments and associated development works above and below ground.

SD10A/0283

Permission granted on a site including part of the subject site for: Construction of a 4.5 MW geothermal electricity generation plant comprising a 9.5m high, 675sq.m. building; 2 x 4000m deep wells (production and injection); 3.51m high, 110sq.m. enclosure; external air cooling fans; underground water attenuation tank; 8 car parking spaces; formation of a new vehicular access and ancillary works including the erection of a 2.5m high boundary paladin fence; paving; hydrocarbon interceptor; ESB compound (2.6m high, 9sq.m.) and site development works within a planning application area of 3.5ha on a site previously granted planning permission for 2 no. light industrial buildings (Register Reference SD07A/0580). Temporary construction phase works to consist of a 42m high drilling rig mounted on a working pad, drilling mud circulation system (including an attenuation pond and drill cuttings storage area), covered water tank, 4 no. diesel generators, banded diesel storage tank, cement silos; containerised compound for offices, canteen, workshops and portaloos. An Environmental Impact Statement has been submitted in connection with this application.

SD07A/0667 (ABP Ref No. PL06S.226337)

Permission sought for the construction of an Industrial Unit for building material supplies (13.85m high) comprising of 4,373sq.m. warehousing area plus ancillary office/trade/staff facilities on 2 floors totalling 2,123sq.m., plus external storage yard and truck/trailer parking and appropriate plant and equipment together with services, utilities, landscaping, planting, paving, parking and site development works. Application was withdrawn on appeal to An Bord Pleanála.

SD06A/0222

Permission granted on a site including part of the subject site for: site development works consisting of the following: access roundabout forming new junction/entrance/exit to existing Rathcoole/Newcastle Road with 9.0m and 7.5m wide estate service roads plus foul sewer and surface water drains with new outfalls to existing services in neighbouring Greenogue Industrial Estate. The works will also include watermains, ESB substations, footpaths and grass margins,

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

service utilities, boundary fences, entrances, landscaping, all at Aerodrome Business Park (adjoining Phase 6 of Greenogue Industrial Estate).

Neighbouring Sites

SD19A/0263

Concurrent proposal on a site to the south of the subject site adjacent to the roundabout junction of Jordanstown road and the R120 for the following: Warehouse with ancillary three storey office and staff facilities and associated development. The warehouse will have a parapet height of 17 metres with a gross floor area of 11,012sq.m including a warehouse area (10,079sq.m), ancillary office areas (877sq.m) and staff facilities (56sq.m); provision of a new vehicular access/egress onto the Jordanstown Road, and the relocation of the entrance/exit on Jordanstown Way slightly to the west for HGV access; internal roadways; pedestrian access; 108 ancillary car parking spaces; bicycle parking; HGV yard including 13 HGV parking stands and 14 loading docks; hard and soft landscaping including green walls; lighting; photo-voltaic panels; ESB substation and switch room; plant; boundary treatments and associated development works above and below ground.

SD19A/0171: Site 601 & 605, Jordanstown Road, Jordanstown Ave, Greenogue Business Park
Permission granted, subject to conditions, for '2 warehouses with ancillary three storey office and staff facilities and associated development. Unit 601 will have a maximum height of 16.1 metres with a gross floor area of 4,922sq.m including a warehouse area (4,224sq.m); ancillary office areas (322sq.m) and staff facilities (376sq.m). Unit 605 will have a maximum height of 15.7 metres with a gross floor area of 8,036sq.m including a warehouse area (7,032sq.m); ancillary office areas (568sq.m) and staff facilities (437sq.m); provision of new vehicular accesses/egresses to the sites with HGV access and egress to both units proposed via Jordanstown Avenue and car access and egress to both units proposed via Jordanstown Road; internal roadways; pedestrian access; 105 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; boundary treatments; associated site development works above and below ground.'

SD18A/0265: Lands to the south of the R120, south west of the subject site

Permission granted, subject to conditions, for 'the provision of 2 warehouses with ancillary three storey office and staff facilities and associated development. Building A will have a maximum height of 18.3m with a gross floor area of 15,286sq.m including a warehouse area (14,267sq.m), ancillary office area (413sq.m) and staff facilities (606sq.m). Building B will have a maximum height of 17.4m with a gross floor area of 26,384sq.m including a warehouse area (23,421sq.m), ancillary office areas (1,870sq.m) and staff facilities (1,093sq.m). The development will also include the provision of a new vehicular access to the site via the Greenogue Roundabout; internal roadways; pedestrian access; 422 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; 2 ESB substations

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

(18sq.m); lighting; boundary treatments; and associated site development works above and below ground.'

SD18A/0036: Unit 527, Grants Hill, Greenogue Business Park

Permission granted, subject to conditions, for a 'warehouse unit 6,461sq.m, 17.40m high with 568sq.m integrated ancillary offices/staff facilities on 3 floors plus 763sq.m mezzanine storage area to warehouse totalling 7,792sq.m. The development will also include: (a) Site access from Grants Hill, (b) On-site security hut 14.50sq.m, 3m high, (c) Ancillary car parking, (d) HGV marshalling yard & HGV parking facility for 12 vehicles 816sq.m, (e) Site landscaping, (f) Flood management measures, (g) Drainage works including underground surface water attenuation facility, (h) all services & utilities including ESB sub-station 9sq.m, 3m high, (i) Plus all associated site development works.'

SD16A/0074: Site 517A, Grants Rise, Greenogue Business Park

Permission granted, subject to conditions, for 'development (on 3.26 hectare site adjacent to the existing Unit 517 as granted and constructed under planning reference SD05A/0140) consisting of: 10,994sq.m warehousing unit, 19.5m high plus 524sq.m integrated ancillary office accommodation/staff facilities on two floors with 535sq.m mezzanine storage. The development will also include ancillary car parking, ancillary HGV parking on 2305sq.m of yard plus marshalling yard, canopy attached to part of the front elevation, ancillary HGV vehicle wash and refuel facility with underground fuel tank, alterations to the site entrance/exit arrangements to Grants Rise including widening an existing gate and rearrangement of the car parking associated with the existing building as previously referenced, provision of landscaping, paving, services utilities, drainage and all associated site development works.'

SD15A/0274: Site 665, Greenogue Business Park

Permission granted, subject to conditions, for the 'construction of a warehouse unit and ancillary offices (2.2ha. site area) fronting Newcastle-Rathcoole Road (R120) consisting of 9,080sq.m warehouse unit (max 17m high), 54sq.m of ancillary staff facilities within warehouse area, 816sq.m ancillary offices/staff facilities on three floors (max 11.75m high) to front of the unit plus ancillary carparking, HGV marshalling/loading/unloading yard with ancillary HGV parking, services, utilities, landscaping, paving and all site development works, 2 new site entrances/exits from proposed estate access road as granted under planning permission reg. ref. SD15A/0019 & SD08A/0276 incorporating altered cul-de-sac turnabout arrangement to this access road as part of this application.'

Pre-Planning Consultation

None recorded for subject site.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

Relevant Policy in South Dublin County Development Plan 2016 – 2022 ('CDP')

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 (high-tech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

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.

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.

Section 10.0 Energy

The energy targets set out in EU legislation have been translated into the National Renewable Energy Action Plan (NREAP) 2010 and the National Energy Efficiency Action Plan (NEEAP) 2013- 2020 (updated in 2014). Ireland plans to achieve the binding EU 2020 targets under the NREAP by delivering approximately 40% of energy consumption from renewable sources in the electricity sector, 12% in the heat sector and 10% in the transport sector.

The NEEAP sets out how the Government aims to deliver a 20% reduction in energy demand (over average 2001-2005 levels) across the whole economy through a range of energy efficiency measures. The Government believes that the public sector should lead by example and has assigned an energy demand reduction target of 33% to the public sector.

ENERGY (E) Policy 1 Responding to European and National Energy Policy & Legislation

It is the policy of the Council to respond to the European and National Energy Programme through the County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

10.1.0 Energy Planning in South Dublin County

South Dublin County Council has adopted a proactive approach to addressing the energy challenge by addressing energy use and efficiency in existing and new building stock and identifying low carbon and renewable energy opportunities in the County.

South Dublin County Council signed up to the EU Covenant of Mayors in June 2012. The Covenant of Mayors is an initiative of the European Commission that brings together Mayors from across Europe, in a shared voluntary commitment to reducing CO2 emissions by a minimum of 20% by 2020.

South Dublin County Council took part in an EU funded energy project from May 2011 to November 2013, in partnership with the Town & Country Planning Association (TCPA) and eight other European local authorities. The EU Intelligent Energy Europe (IEE) supported Leadership for Energy Action & Planning (LEAP) project, aimed to increase the ability of participating local authorities to pioneer and promote the use of sustainable energy measures and the move towards a low carbon local economy, with minimal greenhouse gas emissions.

The main technical output arising from participation in the LEAP project has been the preparation of the South Dublin Sustainable Energy Action Plan 2013 (SEAP). The South Dublin SEAP analyses the County's energy consumption and carbon dioxide (CO2), emissions and sets out a series of measures to reduce energy consumption and CO2 emissions, through a range of energy actions across sectors. The SEAP was approved by the elected members of South Dublin County Council in May 2013 and was verified by the EU Covenant of Mayors – Joint Research Centre in April 2014.

ENERGY (E) Policy 2 South Dublin Spatial Energy Demand Analysis

It is the policy of the Council to implement the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.

E2 Objective 2:

To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

E2 Objective 3:

To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

E2 Objective 4:

To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI) and City of Dublin Energy Management Agency (CODEMA).

E2 Objective 6:

To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (e.g. Council buildings, school buildings, hospitals, health centres, community centres, sports facilities, libraries, Garda stations etc), for electricity generation/storage and/or water heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.

ENERGY (E) Policy 3 Energy Performance in Existing Buildings

It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings.

E3 Objective 1:

To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines.

ENERGY (E) 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.

Section 10.2.5 SOLAR ENERGY

Section 11.7.0 ENERGY

11.7.5 SOLAR ENERGY

Development proposals for solar energy development must:

- Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees, depending on the use of solar PV or solar thermal technologies,*
- Be designed to take account of over-shadowing from other solar installations on site and from existing elements of the built environment such as chimneys, parapet, roof plant equipment, taller buildings and structures in the immediate vicinity,*
- Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area, and*
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues.*

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

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

Section 7.7.0 Environmental Quality
Policy IE7 Environmental Quality

Section 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 E4 Energy Performance in New Buildings
Policy E5 Waste Heat Recovery & Utilisation

Section 11.2.1 Design Statement
Table 11.18: Key Principles for Development within Enterprise and Employment Zones
Section 11.2.7 Building Height
Section 11.2.8 Signage – Advertising, Corporate and Public Information

Section 11.4.1 Bicycle Parking Standards
Table 11.22: Minimum Bicycle Parking Rates
Section 11.4.2 Car Parking Standards
Table 11.23: Maximum Parking Rates (Non-Residential)

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

Section 11.4.4 Car Parking Design and Layout
Section 11.4.6 Travel Plans

Section 11.6.1 Water Management
Section 11.6.3 Environmental Hazard Management
Section 11.6.4 Major Accidents – SEVESO Sites
Section 11.6.5 Waste Management
Section 11.6.6 Aerodromes

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

Relevant Government Policy

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

Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031, Eastern and Midland Regional Assembly (2019)

Design Manual for Urban Roads and Streets, Department of Transport (2013)

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

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009-2020, Department of Transport (2009)

National Cycle Manual, National Transport Authority (2011)

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 set out below:

Zoning & Council Policy

The proposed development is a use which is 'permitted in principle' under the 'EE' zoning objective of the subject site and is generally considered to be acceptable, subject to design,

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

amenity, environmental safeguards and compliance with the relevant policies, standards and requirements of the South Dublin County Development Plan (CDP), assessed below.

ENERGY (E) Policy 7 (Solar) states the following:

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 principle of the development to install solar pv panels on the rooftop of a permitted warehouse building, is generally consistent with the zoning objectives and policies of the County Development Plan, subject to site-specific assessment below.

It is noted that Schedule 5 'Development for the purposes of Part 10' Article 93 Part 2 of the Planning & Development Regulations 2001(as amended), which sets out thresholds for environmental impact assessment, states:

3(a) Industrial installations for the production of electricity, steam and hot water not included in Part 1 of this schedule with a heat output of 300 megawatts or more.'

The development comprises the installation of solar PV panels on the rooftop of a permitted warehouse. The development comprising 400 Panels which is considerably below the 300 megawatts. An EIA is therefore not required.

Design and Visual Impact

PV Panels

- The proposal involves as stated on the submitted plans; the erection of 400 photovoltaic (PV) Solar Panels at roof level of the warehouse development, and removal of the permitted 33 panels. The total PV panels would cover a stated area of 717sq.m. Due to their design and positioning on the rooftop, the proposed solar pv panels would not be overly visible or overly dominant in the context of the site. The development would not significantly alter the warehouse structure as currently permitted. The structure, therefore, remains similar in terms of design, scale and external finish detail. No adverse visual impact is anticipated. The development is therefore considered to be visually acceptable.
- A glint and glare report is submitted which states the following;

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

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

The Planning Authority notes the findings of the report, that the PV panels will not impact on the amenity of adjacent properties or cause hazardous glint and glare and a condition shall be attached to the permission to ensure that works will only be carried out to the satisfaction of the aviation authority.

- There is no change to the height, roof layout, or floor area of the warehouse building, with a portion of the PV panels visible from the various elevations, as outlined on the elevational drawings. This does not impact on amenity and conforms with the CDP.

Strip Glazing

- Two elements of strip glazing 1m high and 37.4m long are proposed on the north elevation of the warehouse building above the dock levelers.
- These changes are not deemed to be significant, or impact on amenity or the functionality of the building and therefore conform to the appropriate policies of the CDP.

Access Changes

- The proposed rearranged access reduces the number of parking spaces by 1, along the southern boundary. This is not deemed significant and is acceptable to the Planning Authority.
- A CGI is included which outlines the new access. This contains a concrete central island with fob/intercom access points, 1.3m wide pedestrian gate, 9.5m wide and 1.8m high vehicular access gate, all connecting to stone pillars to match the existing wall.
- The amendments to the entrance are not deemed to impact on amenity and conform with the appropriate policies of the CDP.

Exercise Area

- This is located to the south-west of the site and will be used by staff. This is a welcomed addition to the proposal.
- It is 60sq.m and set back 1.5m from the adjacent car parking spaces.
- This will encourage staff wellbeing, promote health and conform with the appropriate policies of the CDP.

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

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

Access & Parking

The Roads Department has requested the use of permeable paving where practical. This will be included as a planning condition.

Landscaping and Boundary Treatment

The Parks and Public Realm Department has recommended a landscape plan is secured by an appropriate planning condition and conforms to the parent permission in terms of no net loss of trees. A suitable planning condition will address this.

Services & Drainage

The Water Services Section has reviewed the proposed development and has raised no objection subject to conditions relating to flooding and surface water.

It is considered that the issues raised can be addressed by way of condition in the event of a grant of permission.

Aviation Safety

Although no response was received from the DoD the applicant shall engage with the Property Management Branch of the Department of Defence and notify the Authority 30 days in advance of erection of a tower or mobile crane.

Appropriate Assessment

Having regard to the modest 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.

Environmental Impact Assessment

Having regard to the documentation submitted with the application and to the nature, scale and location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development.

Other Issues

Development Contributions

No changes to floor area

400 PV Panels (717m²): 0.144 MW confirmed by applicant. No contributions required as less than 0.5MW

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

<i>SEA Monitoring Information</i>	
Building Use Type Proposed	Floor Area (sq.m)
Warehousing additional floor area	0
Land Type	Site Area (Ha)
Enterprise and Employment	3.14

Conclusion

Having regard to the:

- 'EE' zoning objective of the subject site,
- The policies and objectives of the South Dublin County Development Plan, and
- The location of the proposed development in an established business park / industrial estate where recent planning precedent has allowed for similar development,

It is considered that the proposed development, subject to the conditions outlined below, would be in accordance with the South Dublin County Development Plan 2016-2022 and would, 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 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 in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

2. Previous Permission.

The applicant shall comply with all conditions of previous permission SD19A/0264 unless otherwise stated.

REASON: In the interest of clarity and the proper planning and sustainable development of the area.

3. Glint/Glare Assessment regarding Aviation.

Prior to the commencement of development, the applicant/owner shall submit the following to the Planning Authority:

(a) written confirmation that the applicant has forwarded a Glint and Glare Assessment which considers the predicted effects of the proposed solar panels on sensitive aircraft receptors of the proposed development to the Irish Aviation Authority and relevant mitigation measures.

(b) the written agreement of the Irish Aviation Authority and/or the Air Corps Traffic Service, which states that:

(i) the proposed construction works - inclusive of cranes - will not affect the safety, efficiency or regularity of aircraft generally and/or of Air Corps operations.

(ii) the proposed development - inclusive of the solar panels - will not affect the safety, efficiency or regularity of aviation operations or the emergency services (e.g. Coast Guard helicopters) operated in the vicinity of Tallaght Hospital.

REASON: In the interests of public safety, protecting the environment and in the interests of the amenities of the area.

4. 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.

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.

5. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

(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 drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

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

6. SuDS.

The applicant shall include SuDS (Sustainable Drainage System) such as tree pits or other such SuDS permeable paving where this is practical.

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

7. Landscape.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged with the Planning Authority;

(a) A fully detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

(b) The planting plan shall clearly set out the following:

(i) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate

(ii) Implementation timetables.

Comhairle Chontae Atha Cliath Theas

PR/1550/21

Record of Executive Business and Chief Executive's Order

(iii) Detailed proposals for the future maintenance/management of all landscaped areas. The landscape proposals shall ensure no net loss of trees over those proposed in the permitted landscape proposals of development reference SD19A/0264.

REASON: In the interest of amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.

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

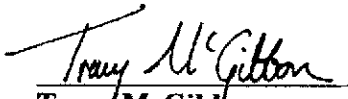
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PR/1550/21

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0276

**LOCATION: Site Q2, Jordanstown Road, Aerodrome Business Park, Collegeland,
Rathcoole, Co. Dublin**


**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: _____

30/11/21


Eoin Burke, Senior Planner