

Comhairle Chontae Atha Cliath Theas

PR/1583/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0283 **Application Date:** 19-Oct-2021
Submission Type: New Application **Registration Date:** 19-Oct-2021

Correspondence Name and Address: Fox Associates Architects Dargan House, Duncairn Terrace, Quinsboro Road, Bray, Co. Wicklow

Proposed Development: Erection of 90sq.m single storey, single-bay extension with 6 daylight panels integrated into pitched roof for light industrial use, located to the rear of existing unit.

Location: Unit 28a, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10, D10XF44

Applicant Name: Southside Contract and Carpets Ltd.

Application Type: Permission

(EW)

Description of Site and Surroundings

Site visit: 22/11/2021

Site Area: Stated as 0.1444 hectares

Site Description:

The subject site is located to the north of Ballyfermot Road within the established Cherry Orchard industrial estate. The site consists of a row of warehouse units with vehicle parking to the front of the unit. The subject site contains an existing two storey warehouse building that is partially screened from the road by a large steel container within the existing car parking area that is located to the front of the building. The area is characterised by industrial and warehouse development to the east, west and north with Cherry Orchard Hospital and a Primary Healthcare Centre to the south.

Proposal:

The proposal consists of the following:

- Erection of 90sq.m single storey, single-bay extension with
- 6 daylight panels integrated into pitched roof for light industrial use, located to the rear of existing unit.

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Zoning:

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

The site is located within the scope of a 'Transitional Area' where significant residential development exists to the east (within Dublin City jurisdiction).

SEA Sensitivity Screening

Indicates no overlap with layers.

Consultations:

Water Services Section:	Further Information requested.
Irish Water:	Further Information requested.
Roads Department:	No comments received at time of writing report.
Parks Department:	No objection or recommendations.
E.H.O:	No comments received at time of writing report.

Submissions

No submissions received.

Planning History

None for subject site.

Adjacent sites:

S99A/0508 – 15 Cherry Orchard Industrial Estate, Dublin 10. Permission **Granted** for construction of extension to side of existing warehouse unit, extension to the second floor for office use to the front elevation, and security railings and gates on the boundary.

Relevant Enforcement History

None for the subject site.

Pre-Planning Consultation

No Pre-Planning recorded.

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

Section 1.12.0 Employment Lands

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Section 4.2.0 Strategic Policy For Employment

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.

Section 4.1 South Dublin Enterprise and Employment Opportunities

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 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

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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 11.2.5 Enterprise and Employment Areas

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)

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

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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

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

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

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

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

National Cycle Manual – National Transport Authority (June 2011)

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

Assessment

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Visual Impact,
- Access and Parking,
- Services and Drainage.

Zoning and Council policy

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. The principle of the proposed warehouse is acceptable at this location. The suitability of the site for

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the proposal will be determined with regard to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan.

Visual Impact

The proposal includes for the addition of a rear extension to the existing warehouse structure that projects 6.3m from the existing rear building line (in a westerly direction) and is 90sq.m in size. The ridge level height of the pitched roof is consistent with the building height of the existing building (8.8m). The proposed materials will match the materials of the existing structure both in style and form. The proposal includes an additional 6 daylight panels, which are similar to existing panels on the site. One roller shutter door is proposed to the rear west elevation to match the style of the existing building.

Having regards to the adjacent buildings, the nature of uses in proximity to the site it is considered that ample distance surrounds the site for this modest warehouse extension to be accommodate on the site. With regards to the scale and design the proposal would be similar to the prevalent type and style of development in the area. The proposed extension to the existing warehouse use is in keeping with the character of the area and will not adversely impact on the visual amenities of the surrounding area and is therefore deemed acceptable.

Access and Parking

No report was received from the Roads Department; however, the proposed rear extension is built 6.3m west of the existing ground floor roller /shutter door area and mirrors the existing rear elevation layout. The footprint of the proposed extension is considered a moderate increase to the warehouse, therefore no roads related issues are envisaged.

It is considered that adequate parking exists within the industrial estate and on the site is consistent with the requirements of the Development Plan.

EHO

No report was received from the Environmental Health Officer, however due to the moderate increase to the warehouse, no EHO related issues are envisaged and standard conditions regarding noise and working hours shall be addressed by condition.

Surface Water Drainage

The surface water drainage department has requested that additional information be sought regarding the provision of additional SUDs features on site (including calculations), and the provision of a detailed landscape plan and drawings. These issues will be addressed by way of condition.

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Flood Risk

Conditions have been offered and will be attached to the planning permission.

Irish Water

The Irish Water report has requested additional information regarding water infrastructure drawings. This can be addressed by way of condition.

Conclusion:

Notwithstanding the requirements of both the Surface Water Drainage department and Irish Water, it is deemed that prior to the commencement of development the applicant shall be requested to submit the above drawings and details for the written approval of the Planning Authority.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 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

Single storey bay extension: 90sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Single storey bay extension	90sq.m
Additional Retail Floorspace	
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.1444 hectares

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Conclusion

Having regard to the established nature of the proposed development and having regard to the 'EE' zoning objective of the site, and the nature and scale of the proposed development, it is considered that subject to the conditions set out below, the proposed development would be in accordance with the South Dublin County Council Development Plan 2016-2022 and 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.

2. Drainage - Surface Water.
 - (i) Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - (a) Drawings and a report showing all items of SuDS proposed for the development. (Examples of SuDS include green roofs, blue roofs, permeable paving filter drains and other such SuDS. Show how surface water will be attenuated to greenfield run off rates).
 - (b) The applicant shall submit a drawing in plan and cross-sectional view to show how additional attenuation shall be provided (If SuDS does not provide sufficient surface water attenuation).
 - (c) The applicant shall provide a report showing surface water attenuation calculations to

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the Planning Authority's satisfaction. As a minimum surface water shall be attenuated to green field run off rates or 2 litres/second/hectare, whichever is greater).

(d) The applicant shall provide a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.

(Please note that maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works).

(ii) The applicant/developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(iii) Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iv) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

3. Irish Water.

Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) a drawing in plan outlining the existing and proposed water supply layout for the development.

(Please note that maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)

(b) a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.

(Please noted that maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>)

(c) Prior to the commencement of development the applicant or developer shall enter into water and waste water connection agreement(s) with Irish Water.

REASON: In the interests of public health, the proper planning and sustainable

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development of the area and in order to ensure adequate water supply and drainage provision.

4. Further Development.

No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.

REASON: To protect the visual amenities of the area.

5. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, 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 necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

6. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours 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.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes

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- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

7. Operational Noise.

(a) Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €8,199.90 (eight thousand one hundred and ninety nine euros and ninety 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

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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.

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 is advised that where industrial effluent is produced or stored a licence may be required under the provisions of the Waste Management Act.

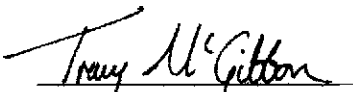
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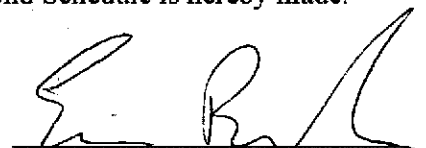
**LOCATION: Unit 28a, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10,
D10XF44**


**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:

9/12/21


Eoin Burke, Senior Planner