

Comhairle Chontae Atha Cliath Theas

PR/0022/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: ED21/0077 **Application Date:** 08-Dec-2021
Application Type: Declaration of Exemption Section 5 **Registration Date:** 08-Dec-2021

Correspondence Name and Address: John Kelly Unit 3, The Courtyard, Loftus Square, Rathfarnham Gate, Rathfarnham, D14 X9P3

Proposed Development: Die cut signage and vinyl graphics to be placed on the building

Location: Unit E6, Block E, South City Business Park, Tallaght, Dublin 24, D24 CH56

Applicant Name: John Kelly

Description of Site and Surroundings

The subject industrial unit is located in South City Business Park in Tallaght to the west of Whitestown Way and to the south of the Whitestown Stream. The photograph submitted with the application shows a two storey industrial warehouse unit where there is currently no signage in situ on the existing unit.

Zoning:

The site is zoned 'EE' in the South Dublin County Council Development Plan 2016-2022, the objective for which is 'To provide for enterprise and employment related uses'.

Proposal

This is an application requesting a Section 5 Declaration on whether:

- Installation of die cut signage and vinyl graphics to be placed on the building

is or is not development and is or is not exempted development.

The above consists of the following:

- 1 'Foamex Die Cut Signage 2.0m x 1.0m with a 30mm thickness'.
- 1 'Aluminium Die Cut Plotted Signage 2.2m x 1.0m'.
- 4 'Vinyl Graphics above windows 2.0m x 1.0m'.
- 1 'Aluminium logo print at door with lettering and branding'.

It is noted there is only a written description provided for the above and there are no drawings submitted for the proposed signage. It is also noted that it is a tenant applying for the exemption as per *part 6.Applicants Interest In Site*.

Recent Relevant Planning History

SD07A/0583: Site 3, South City Business Park, Whitestown, Tallaght, Dublin 24. The addition of 420sq.m of process area, a new loading bay lobby, a new fire escape staircase internally and two penthouse roof penetrations to existing confectionery manufacturing facility. The works consist of the formation of a new internal loading bay

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lobby (15sq.m) at ground floor level, two new internal non-hazardous process areas internally consisting of new mezzanine floors on existing structure at 4m level (187sq.m) and at 8m level (200sqm), a new fire escape staircase (18sq.m), a new 2.5x2.5m penthouse roof and a 6x6m penthouse roof at 12m level with new ductwork below existing parapet height. These works are covered under the previously approved environmental impact statement and waste licence.

Decision: **GRANT PERMISSION.**

Recent Relevant Enforcement History

No recent relevant enforcement history found.

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 3,4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 3(1) of the Planning and Development Act 2000, defines 'development' as '*the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land*'. The term 'works' is defined in Section 2(1) of the 2000 Act as '*any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal*'.

It is considered the development as outlined above would constitute 'development', as defined in Section 3(1) of the Planning and Development Act 2000.

Is the proposal exempted development?

The applicant has not made a claim that the proposal is exempted development under any section of the Planning and Development Act 2000 or the Planning and Development Regulations, 2001 (as amended).

Due to insufficient information being submitted the Planning Authority cannot undertake a full and comprehensive assessment of the proposal as the applicant has submitted insufficient information regarding proposed signage.

Therefore, the Planning Authority cannot declare if the proposal is exempt or not.

Additional Information should be sought to ensure a full and comprehensive assessment of the proposal can be undertaken in accordance with the provisions of the Planning and Development Act 2000(as amended) and the Planning and Development Regulations 2001 (as amended).

Conclusion

Additional Information should be sought to ensure a full and comprehensive assessment of the proposal can be undertaken in accordance with the provisions of the Planning and

Comhairle Chontae Atha Cliath Theas

PR/0022/22

Record of Executive Business and Chief Executive's Order

Development Act 2000(as amended) and the Planning and Development Regulations 2001 (as amended).

Recommendation

The applicant is requested to submit revised drawings and details to demonstrate the nature and location of the proposed signage. The applicant is requested to submit appropriate scaled and dimensioned elevational drawings whereby proposed lettering and graphics should also be dimensioned for all proposed signage.

Recommendation:

I recommend that **Additional Information** be requested from the applicant with regard to the following:

1. The applicant is requested to submit revised drawings and details to demonstrate the nature and location of the proposed signage. The applicant is requested to submit appropriate scaled and dimensions elevational drawings whereby proposed lettering and graphics should also be dimensioned for all proposed signage.
The applicant should have regard to Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Classes in Part 2 'Exempted development – Advertisements' of the Planning and Development Regulations 2001 (as amended)



Jim Johnston
Senior Executive Planner

ORDER: That **ADDITIONAL INFORMATION** be requested from the applicant as set out above and that notice thereof be served on the Agent/Applicant.

Dated: 12/1/22



Eoin Burke, Senior Planner