

Comhairle Chontae Atha Cliath Theas

PR/0090/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0313 **Application Date:** 18-Nov-2021
Submission Type: New Application **Registration Date:** 18-Nov-2021

Correspondence Name and Address: Kavanagh Burke Consulting Engineers Unit G3,
Calmount Business Park, Ballymount, Dublin 12

Proposed Development: Subdivision of existing Block B, College lane,
Greenogue, Rathcoole, Co. Dublin (existing areas:
23,421sq.m single warehouse and 2,963sq.m ancillary
office/staff facilities as granted under application Ref.
SD19A/0265 into 2 warehousing units as follows: (1)
Unit 81 to contain 15,815sq.m existing warehouse
area, 2,905sq.m existing ancillary office/staff facilities
area and (2) Unit 82 to contain 7,569sq.m existing
warehouse area, 58sq.m existing ancillary staff
facilities area, 37sq.m change of use of existing
warehouse to ancillary office/staff facilities area at
ground floor and 636sq.m additional 2-storey ancillary
office/staff facilities on 1st & 2nd floor; the above
proposal includes minor elevation adjustments to south
& west elevation of Unit 82 to facilitate the additional
ancillary office/staff facilities, subdivision of the rear
HGV yard by internal fencing, provision of new HGV
& car access gate to Unit 82 from the existing estate
access road, provision of 36 carpark spaces including 2
disabled spaces and 24 bicycle spaces, pedestrian
access & footpath from the new gate to the new
ancillary office and associated drainage adjustments,
note this planning submission is one of two
independent applications for subdivision options to
Block B.

Location: College Lane, Greenogue, Rathcoole, Co. Dublin
Applicant Name: Aerodrome Propco Limited
Application Type: Permission
(AOCM)

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Description of Site and Surroundings:

Site Area: stated as 5.322 hectares

Site Description:

The application site is located south of the Newcastle Road and College Lane, south of Greenogue and Baldonnell Aerodrome Business Parks, Rathcoole, Co. Dublin. The site comprises a recently constructed warehouse building, part of a larger landholding that was granted permission under SD18A/026 for 2 large warehouse units. The surrounding area is characterised by a mixture of commercial warehouse buildings to the west and north, and agricultural lands to the south and east. The Baldonnell Stream flows along the eastern site boundary. The N7 road is located south of subject site.

Proposal:

Permission is sought for the following:

- Subdivision of Block B into 2 warehouse units:
 - Unit B1 to contain
 - 15,815sq.m warehousing area,
 - 2,905sq.m ancillary office/staff facilities
 - Unit B2 to contain
 - 7,569sq.m warehousing area,
 - 58sq.m ancillary staff facilities area,
 - 37sq.m change of use of warehousing area to ancillary office/staff facilities at ground floor and
 - 636sq.m additional 2-storey ancillary office/staff facilities on 1st and 2nd floor
- Elevational adjustments to south and west elevation of Unit 8[sic]2 to facilitate additional ancillary office/staff facilities
- Subdivision of the rear HGV yard by internal fencing
- Provision of new HGV and car access gate to Unit 82 from the existing estate access road
- Provision of 36 car parking spaces including 2 disabled spaces
- 24 bicycle parking spaces
- Pedestrian access and footpath from the new gate to ancillary office
- Associated drainage adjustments

**It is noted that there is a concurrent application, SD21A/0312, that has been submitted for the same site, with some minor differences noted between the two proposals.

Zoning:

The 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.

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SEA Overlap

SFRA A 2016

Consultations:

Parks	– No objection, conditions recommended
Heritage Officer	– No report received to date
Environmental Health Officer	– No objection, conditions recommended
Surface Water Drainage	– No objection, conditions recommended
Irish Water	– No objection, conditions recommended
Roads	– Further information recommended

Submissions/Observations /Representations

Submission expiry date – 22/12/2021

No submissions or observations received

Relevant Planning History

SD18A/0265: Permission granted for

- 2 warehouses with ancillary three storey office and staff facilities and associated development.
- Building A will have:
 - A maximum height of 18.3m
 - 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
 - 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 (18sq.m); lighting; boundary treatments; and associated site development works above and below ground.

****The subject site comprises the part of the site of SD18A/0265 which relate to Building B.**

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Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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.

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

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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 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

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

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

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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.

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.

Relevant Government Guidelines

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

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

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

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Parks
- Roads
- Services, Drainage and the Environment
- Environmental Health

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- Appropriate Assessment
- Environmental Impact Assessment

Zoning, Council Policy and Assessment

The 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. Warehousing is 'Permitted in Principle' under this zoning objective, with offices 100-1000sqm and 1000sqm+ 'Open for Consideration'.

It is noted on the application form that the applicant has stated they are an occupier and not the legal owner of the site. No letter of consent has been included with the application and should be sought as **further information** to confirm the landowner consents to the application.

External Alterations

Alterations to the existing elevations relate mainly to south-west and north-west elevations, incorporating additional fenestration to serve ancillary office areas to be included in proposed unit B2. These changes are considered acceptable.

Thirty-six no. car parking spaces have been added to the south-west corner of the site. This would bring the total number of car parking spaces on the site to 250, exceeding the maximum number of spaces allowed under Table 11.24 of the Development Plan for Zone 2 development. Unit B2 would be provided with 36 car parking spaces, under the maximum allowed for Zone 2 however, B1 would have a significant oversupply of 214 car parking spaces, with a maximum allowed under Zone 2 being 131. It is therefore considered appropriate that 36 no. car parking spaces be removed from the northern parking area, with additional landscaping included at this spot to improve the SuDS potential of the site and to offset this increase in parking on the site. **Further information** should be sought requiring the applicant to submit a revised site layout plan taking into account these changes.

The site will be divided by a fence, with a new entrance located at the south west of the site. These changes are considered acceptable.

Internal Alterations

Internal alterations will facilitate the subdivision of the existing Block B to create two separate warehouse units with ancillary offices. These changes are considered acceptable.

Policy ET1 Objective 6 of the Development Plan states it is an objective to:

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

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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.

The site is subject to the EE zoning objective and is located close to public transport services, although not a high capacity transport system, see Roads response. This application seeks to provide in excess 3,500sq.m of office space and ancillary associated facilities. Office in excess of 1,000sq.m are 'Open for Consideration' under the EE zoning objective rather than 'Permitted in Principle'. Given this, the applicant should be requested to justify the quantum of office space proposed at this location as **additional information**. Alternatively, the applicant should submit **additional information** reducing the quantum of office space to a more appropriate level given the sites location.

Based on the above, the subdivision of Block B and associated changes are considered acceptable, in principle subject to the submission of **further information** providing a letter of consent for the application and in relation to the site layout and parking arrangements, and a justification for the provision of the quantum of office space proposed.

It is noted that a concurrent application has been submitted for similar works at the site under SD21A/0312 and, in the event of a grant, a **condition** should be attached specifying that works must comply with one application only, it is not acceptable and would not be compliant to mix elements of either application.

Parks

The Parks department has reviewed the application and recommended the following **condition** is attached in the event of a grant:

1. *There is a lack of SuDS (Sustainable Drainage System) and Green Infrastructure shown for the proposed development. Trees and SUDS bioretention features shall be incorporated into the proposed drainage system for the new car park. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.*
 - a. *The applicant shall show further proposed SuDS features for the development: grass areas, SuDS tree pits with bioretention, channel rills, planted swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.*
 - b. *SuDS Features to be shown on the Landscape Proposals with details on how they work.*

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Having regard to the necessity to reduce car parking provision on the site to comply with County Development Plan standards there is an opportunity to increase SUDS and natural drainage solutions and additional landscaping on this site. It is considered appropriate to include the above **condition** in the event of a grant to ensure the suitable provision of SuDS on the site.

Roads

The Roads department has reviewed the application and has recommended **further information** is sought in relation to the following:

- 1. A robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.*
- 2. A revised layout in plan showing a 1.8 m pedestrian footpath to aid mobility impaired users with a separate pedestrian access gate at the main vehicular access gate leading up to the main building entrance of the development.*
- 3. A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating that HGV's can access/egress the proposed site from the main vehicular access gate.*
- 4. The applicant shall provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.*

The Roads Department has stated the above **further information** could also be included by way of **condition** however, it is considered prudent to request the above from the applicant by way of **further information** to ensure a suitable level of car parking is provided on site, in compliance with development plan standards, and to ensure the site layout accounts for adequate pedestrian and mobility impaired access as well as HGV and waste collection movements are achieved and the opportunity to increase SUDS and landscaping can be realised (in line with Chapters 7 and 8 of the County Development).

Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection subject to **conditions**. An extract from the report is as follows:

- 1. Prior to commencement of development submit a drawing in plan view showing the existing and proposed footprint of development.*
- 2. Prior to commencement of development submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed such as landscape areas, tree-pits, permeable paving, green roofs and other such SuDS.*
- 3. Clarify in a report if hardstanding in proposed development will increase, decrease, or stay the same as existing development. If hardstanding will increase show in a report and drawing how additional surface water runoff will be attenuated.*

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- 4. Prior to commencement of development submit a report and drawing to show what if any flood risk there is for proposed development. If there is a flood risk for proposed development then submit a report and drawing to show how such a flood risk will be mitigated.*

It is considered appropriate to include the **conditions** relating to SuDS in the event of a grant, given the level of hardstanding on the existing site. As there is no change to the footprint of the building, it is not considered necessary to include this **condition** in the event of a grant.

Irish Water has reviewed the application and has stated no objection subject to standard **conditions** requiring the applicant to enter into water connection agreements, if necessary, prior to commencement of development.

Environmental Health

The Environmental Health Officer has reviewed the application and has recommended the following **conditions**:

- 1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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 work outside of these hours shall only be permitted following a written request to the Planning Authority and 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 unwanted noise outside the hours stated above.*
- 2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.*
- 3. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A). Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.*
- 4. During the construction 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.*
- 5. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.*
- 6. The applicant shall put in place a pest control contract for the site for the duration of the construction works.*

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7. *The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.*
8. *Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.*
9. *Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.*

The above **conditions** are considered appropriate and should be attached in the event of a grant of permission.

Screening for Appropriate Assessment

Screening for Appropriate Assessment by *JBA Consulting* was submitted as part of SD18A/0265. The Screening concluded that there will be no likely significant effects on Natura sites as the nearest Natura 2000 sites are 8km from the subject site.

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Environmental Impact Assessment

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

Conclusion

It is considered appropriate to request further information in relation to the following items:

1. A letter of consent is required from the legal owner of the site consenting to the submission of this application
2. The site layout should be adjusted to remove 36 no. car parking spaces from the northern parking area serving Unit B1, allowing for increased SuDS measures at this location. In addition, the revised layout in plan shall show a 1.8 m pedestrian footpath to aid mobility impaired users with a separate pedestrian access gate at the main vehicular access gate leading up to the main building entrance of the development.
3. A robust justification for the quantum of office space proposed should be provided, having regard to the sites EE zoning objective and Policy ET1 Objective 6 of the Development Plan. Alternatively, the applicant should be requested to reduce the level of office space.

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4. A robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.
5. A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating that HGV's can access/egress the proposed site from the main vehicular access gate.
6. The applicant shall provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.
7. The applicant shall submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed such as landscape areas, tree-pits, permeable paving, green roofs and other such SuDS. This report will also clarify if hardstanding in proposed development will increase, decrease, or stay the same as existing development. If hardstanding will increase show in a report and drawing how additional surface water runoff will be attenuated.
8. The applicant shall submit a report and drawing to show what if any flood risk there is for proposed development. If there is a flood risk for the proposed development then submit a report and drawing to show how such a flood risk will be mitigated.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant has stated on the application form that they are the occupier of the site and have therefore not demonstrated a clear legal interest in the site. The applicant is requested to submit a letter of consent from the legal land owner before a decision can be made in relation to this application.
2. The applicant is requested to submit a revised site layout, removing 36 car parking spaces from the northern parking area serving Unit B1 and replacing these spaces with additional SuDS measures. This is in order to reduce the quantum of parking at the site to a level more in line with Table 11.24 of the County Development Plan and to increase the level of green infrastructure and SuDS features included at the site. The revised site layout should also show a 1.8 m pedestrian footpath to aid mobility impaired users with a separate pedestrian access gate at the main vehicular access gate leading up to the main building entrance of the development.
In the event that the applicant does not reduce the northern car parking by 36 no. spaces, the applicant shall submit robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.
3. Given the sites EE zoning objective, and with consideration of ET1 Objective 6, the applicant is requested to submit a justification for the quantum of office space proposed at

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this location. Alternatively, the applicant is requested to reduce the level of office space provided.

4. In the event that the applicant does not reduce the northern car parking by 36 spaces, the applicant is requested to submit robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.
5. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating that HGV's can access/egress the proposed site from the main vehicular access gate.
6. The applicant is requested to provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.
7. The applicant is requested to submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed such as landscape areas, tree-pits, permeable paving, green roofs and other such SuDS. This report will also clarify if hardstanding in proposed development will increase, decrease, or stay the same as existing development. If hardstanding will increase show in a report and drawing how additional surface water runoff will be attenuated.
8. The applicant is requested to submit a report and drawing to show what if any flood risk there is for proposed development. If there is a flood risk for proposed development then submit a report and drawing to show how such a flood risk will be mitigated.

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REG. REF. SD21A/0313

LOCATION: College Lane, Greenogue, Rathcoole, Co. Dublin

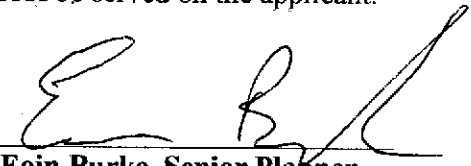


**Sarah Watson,
Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

21/1/22



Eoin Burke, Senior Planner