

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

**Reg. Reference:** SD21A/0320      **Application Date:** 19-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 19-Nov-2021  
**Correspondence Name and Address:** John Spain Associates 39, Fitzwilliam Place, Dublin 2  
**Proposed Development:** Amendment to previously permitted Ref. SD20A/0215 consisting of signage for Unit E including the provision of, 2 way finding signs located at entrances to Unit E; 2 totem signs located to the west and north of Unit E; 3 halo illuminated signs to the south-western, north-eastern and south-eastern elevations; all associated works.  
**Location:** Unit E, Townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22  
**Applicant Name:** MLEU Dublin 2 Limited  
**Application Type:** Permission

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

#### Site Area

Stated as 39.035 Hectares.

#### Site Description:

The subject site is comprised of a partly undeveloped greenfield site located within the townlands of Moneenalion Commons Upper and Brownsbarn. The subject site and adjacent lands have permission for a number of warehouse units, some of which are currently under construction. The site is bounded by Casement Military Aerodrome to the north-west, by open agricultural lands to the west, by Baldonnell Business Park to the south-east and by an agricultural field to the north-east. The Camac River runs along the boundary of the site with Baldonnell Business Park.

The buildings within the Baldonnell Business Park are generally large two-storey blocky structures with panel cladding. Runway 05/23 of the aerodrome is located parallel to the north-eastern site boundary. The site is accessed via Clonlara Road, a roadway along the south-eastern boundary which serves the business park.

### **Proposal:**

Planning Permission is sought for the following amendments to the logistics/warehouse unit (Unit E) permitted under SD20A/0215:

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

- The provision of 2 wayfinding signs located at the entrance to Unit E each with a maximum overall height of approximately 3.75m, an overall width of approximately 1.5m and an overall depth of 0.1m.
- The provision of 2 totem signs mounted on a concrete base located to the west and north of Unit E, each with a maximum overall height of approximately 2.85m, an overall width of approximately 3.7m and an overall depth of 0.4m.
- The provision of 3 halo illuminated signs to the southwestern, northeastern and southeastern elevation of Unit E. Each halo illuminated sign will be comprised of 'Amazon' lettering measuring approximately 3.5m in height and 11.6m in width and the Amazon logo measuring approximately 1.8m in height and 8m in width.
- All associated site works above and below ground.

### **Zoning and Development Plan Map:**

The majority of the overall lands are designated 'EE' – to provide for employment and enterprise related uses. Part of the lands are also designated 'RU' – to protect and improve rural amenity and to provide for the development of agriculture. The subject site pertaining to this Planning Application is zoned 'EE'.

The Site is located within the Department of Defence Inner Zone and noise significant boundary. Part of the site is within the Department of Defence Security Zone.

IE3 SLO:1: To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

### **SEA Sensitivity Screening**

Indicates overlap with:

- SFRA A layer and SFRA B layer.
- The site contains part of Record of Monuments and Places Ref:- DU021-021 – Ringfort (Rath/Cashel) 'Site of'.
- Rural 2016

### **Consultations:**

- Roads Department: No objection, subject to conditions.

# Comhairle Chontae Atha Cliath Theas

PR/0101/22

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

- Drainage and Water Services: No objection, subject to conditions.
- Parks and Public Realm Department: No objection.

### Submissions/Observations /Representations

Final date for submissions – 23<sup>rd</sup> December 2021.

None received.

### Relevant Planning History

#### Parent Permission for Unit E

#### **SD20A/0215 – NB: Parent Permission for Unit E (subject of this Application)**

The construction a logistics/warehouse unit (Unit E) southwest of Mountpark Baldonnell Phase 1 and west of the older original Business Park, Unit E will comprise of a GIA 60,747sq.m (including 2,020sq.m of ancillary office space and 4,802sq.m of other ancillary areas); Provide for 340 car parking spaces, 22 motorcycle parking spaces and 160 bicycle spaces to serves the proposed development; Flood mitigation works to store and attenuate flood flows from the River Camac; Formations of plateaux on the site with surplus excavated material to allow for future development of Unit F; Access to the site will be from the existing Phase 1 development (referenced above) located on Clonlara Road; amendments to the yard and entrance arrangement for permitted Unit D are proposed (SD19A/0048); All ancillary landscaping, internal roads, associated infrastructure and buildings and site development works to support the development which is primarily greenfield and located between Casement Aerodrome and the N7 national route. The proposal will form part of the second phase of development to that permitted under SD19A/0370 and Phase 1 under SD15A/0309 (ABP Ref. PL06S.246392), as amended by permissions SD17A/0362, SD18A/0266 and SD19A/0048. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application.

**Decision:** Grant permission, subject to conditions.

Condition No. 26 attached to SD20A/0215 stated that:

*'No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal. REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.'*

It is the above outlined condition which gives rise to the subject application for signage on the subject site.

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

### Wider Subject Site

#### **SD21A/0230**

Construction 2 logistics/warehouse units (Unit F and Unit G amounting to 15,168sq.m GIA in total) south west of Mountpark Baldonnell Phase 1 and west of the older original Business Park; Unit F will comprise a GIA 6,463sq.m (including 568sq.m of ancillary office space), 65 car parking spaces and 20 bicycle spaces; Unit G will comprise a GIA 8,705sq.m (including 608sq.m of ancillary office space) 87 car parking spaces and 28 bicycle spaces; flood mitigation measures as permitted under SD20A/0215 and SD20A/0319 will service the development and are under construction; access to the site will be from the existing Phase 1 development (referenced below) located on Clonlara Road; totem wayfinding signage; all ancillary landscaping, PV panels; internal roads, associated infrastructure and buildings and site development works to support the development at the townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22; the site is primarily greenfield and located between Casement Aerodrome and the N7 national route; the proposal will form part of the second phase of development to that permitted under SD20A/0215, SD19A/0370 and Phase 1 under SD15A/0309 (ABP Ref. PL06S.246392), as amended by permissions SD17A/0362, SD18A/0266 SD19A/0048 and SD20A/0319; an Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application.

**Decision:** Grant permission, subject to conditions.

#### **SD20A/0319**

Amend permitted logistics/warehouse units C and D and incorporate other amendments, providing for a resultant; Unit C, 7,937sq.m including 757sq.m ancillary office space (permitted 11,492sq.m total); Unit D, 12,050sq.m including 911sq.m ancillary office space (permitted 7,856sq.m total); Overall increase of 639sq.m for Units C and D; provision of maintenance ramp to swale; resultant amendments to site layout, minor revisions to flood mitigation strategy, yards, elevations, signage, internal road layout, landscaping, ground works, drainage, gates, fencing, services and utilities and all associated and ancillary site development works at a site at the townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park and is located between the Casement Aerodrome and the N7 national route and comprising of amendments to the second phase of development permitted under Ref. SD19A/0370 & SD20A/0215.

**Decision:** Grant permission, subject to conditions.

#### **SD19A/0370**

Construction of two logistics/warehouse units (Unit C & D) southwest of Mountpark Baldonnell Phase 1 and west of the older original Business Park. Unit C will comprise of a GIA 11,492sq.m (including 592sq.m of associated office space); Unit D will comprise of a GIA 7,856sq.m (including 400sq.m of associated office space); provide for 193 car parking spaces and 56 bicycle spaces to serve the proposed development; flood mitigation works to store and attenuate

# Comhairle Chontae Atha Cliath Theas

PR/0101/22

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

flood flows from the River Camac; formation of plateaus on the site with surplus excavated material to allow for future development; access to the site will be from the existing Phase 1 development located on Clonlara Road; all ancillary landscaping, internal roads, associated infrastructure and site development works to support the development; the site is primarily greenfield and located between Casement Aerodrome and the N7 national route; the proposal will form a second phase of Development to that permitted under SD15A/0309 (ABP Ref. PL06S.246392) as amended by permissions SD17A/0362, SD18A/0266 and SD19A/0048; An Environmental Impact Assessment Report (EIAR) is submitted with the planning application.

**Decision:** Grant permission, subject to conditions.

### **SD19A/0048**

Amendments in the vicinity of a permitted bridge as part of a logistics/warehousing scheme permitted under Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by Reg. Ref. SD17A/0362 and SD18A/0266 as follows: (1) minor relocation of the permitted bridge south and associated permanent diversion of watercourse (Camac); (2) provision of roundabout with interface to existing Business Park Road; (3) resultant amendments internal road layout, landscaping, ground works, drainage, services and utilities and all associated and ancillary site development works. A Natura Impact Statement has been prepared in respect of the proposed development and will be submitted with the planning application. (Clonlara Road is located to the south of the site and Casement Aerodrome is located to the north).

**Decision:** Grant permission, subject to conditions.

### **SD18A/0266**

Amendments to the permitted logistics/warehousing scheme under SDCC Ref: SD15A/0309 (An Bord Pleanála Ref. PL06S.246392), as subsequently amended by SDCC Ref. SD17A/0362. The proposed amendments relate primarily to permitted Unit B and Unit C and consist of: (1) Omission of Unit C and provision of enlarged Unit B (increasing from 10,967sq.m GFA to 18,617sq.m GFA) with a height of c. 17.65m including mezzanine level. The previously permitted Units A, B and C resulted in a total of 32,771sq.m. The proposed units A and B result in a total of 29,454sq.m. which results in an overall reduction of 3,317sq.m. GFA. (2) The proposed Unit B incorporates 690sq.m GFA of ancillary office space (a reduction of 386sq.m compared to the combined permitted ancillary office space within permitted Unit B and C). (3) Omission of one vehicular entrance and associated bridge between permitted Unit B and C and replacement with two vehicular entrances and associated bridges to either side of proposed Unit B. (4) Relocation sub-station. (5) Reduction in car parking spaces from 329 to 235; 54 bicycle parking spaces are proposed to service Unit B. (6) Resultant amendments to site layout, yards, elevations, signage, internal road layout, landscaping, ground works, drainage, gates, fencing, services and utilities and all associated and ancillary site development works.

**Decision:** Grant permission, subject to conditions.

# Comhairle Chontae Atha Cliath Theas

PR/0101/22

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

### **SD17A/0362**

*Moneenalion Commons Upper, Baldonnel Business Park, Dublin 22*

The development at this 13.4 ha site will consist of amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as described in the following: (1) Increase in height of Units A, B & C by 1.95 m to a maximum height of 16.3m; (2) Minor elevational amendments and associated consequential works. Clonlara Road is located to the south of the site and Casement Aerodrome is located to the north.

**Decision:** Grant permission, subject to conditions.

### **SD17A/018**

Retention permission for site clearing and placing of unmetalled surfacing of the site over 9,700sq.m to facilitate HGV parking over 3,128sq.m and retention of temporary site entrance/exit as an interim access/egress subject to permanent replacement gates as described below: Permission for: (1) Additional HGV parking on 1,360sq.m of unmetalled surfacing; (2) temporary office/staff facilities building (56.3sq.m, 3.60m high) for period of 5 years with associated car parking ancillary to the HGV parking activity; (3) 2 entrance/exit gates including boundary fencing to the sites north east boundary fronting the estate access road (Clonlara Avenue); (4) perimeter landscaping throughout; (5) aggregate storage bays 400sq.m, 3.00m high to rear of site for temporary storage of 'in transit' aggregates periodically; (6) HGV wash bay plus site drainage including surface water runoff infiltration trenches to unmetalled yard and attenuation facility; (7) all associated site development works and utilities.

**Decision:** Grant permission and grant retention.

**SD15A/0309, ABP Ref PL06S.246392** - Moneenalion Commons Upper, Baldonnel Business Park, Dublin 22

Demolition of existing pre-fab building of 39.4sq.m. The construction of 3 units for light industrial and logistics/warehouse use ranging in size from 10837sq.m to 10967sq.m (with option to subdivide subject to tenant requirements). The GFA of the development is c 32,711sq.m including 1,569sq.m of ancillary office floor space. The development is served by service yards and 329 car park spaces and 73 bicycle spaces. The maximum parapet height of the units is 12.65 meters. Access to the site is from Barney's Lane and Clonlara Road and will include new access bridge to Unit B & C. Development to include attenuation measures including detention basin located to the south east of the site. The development also includes 2 substations with internal switch rooms and plant, all site development works, landscaping and associated boundary treatment and all other ancillary works.

**Decision:** Refused by the SDCC for five reasons (all flooding related).

Granted by the Board subject to 17 conditions, following a first party appeal, by order dated 13<sup>th</sup> April 2017.

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

**S00A/0371** - *Site C, Baldonnell Business Park, Brownsbarn, Co. Dublin.*

Science and technology based enterprise/office based industry development, including landscaping and associated site development comprising 3 no. three storey office blocks with 176 surface car parking spaces.

**Decision:** Grant Permission

**S00A/0144** - *Baldonnell Business Park, Barney's Lane, Brownsbarn, Co. Dublin.*

An E.S.B. Sub-station building with associated site works.

**Decision:** Grant Permission

### **Relevant Enforcement History**

S8294 Non-compliance with conditions 10(c) & 11 of pp SD17A/0188 – live

S8204 Non-compliance with Cond no 3 of PP SD17A/0188 – case closed

### **Pre-Planning Consultation**

None recorded.

### **Relevant Policy in South Dublin County Council Development Plan (2010-2016)**

*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 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*

*7.3.0 Flood Risk Management*

*Policy IE3 Flood Risk*

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

*IE3 SLO1* To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

*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*

*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 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 11.2.5 Enterprise and Employment Areas*  
*Section 11.2.8 Signage - Advertising, Corporate and Public Information.*

*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*



# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

*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*

### **Relevant Government Guidelines**

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

*Regional Planning Guidelines for the Greater Dublin Area 2010-2022*, Dublin Regional Authority & Mid-East Regional Authority, (2010).

*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)

*Regional Planning Guidelines for the Greater Dublin Area 2010-2022*, Dublin Regional Authority & Mid-East Regional Authority (2010)

*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:

- Zoning and council policy,
- Visual impact,
- Landscaping,
- Water Services and Drainage,
- Access and Roads,
- Appropriate assessment,
- Environmental Impact Assessment.

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

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

The site is located in an area zoned EE – warehousing development with ancillary office use is 'permitted in principle' within the zoning matrix. The proposed development of this Planning Application is for signage which is ancillary to the permitted warehouse structure.

The principle of the proposed signage ancillary to warehouse and associated offices is acceptable at this location.

Schedule 6 of the Development Plan outlines the Council's 'Outdoor Advertising Strategy'. The subject site of this Planning Application is located within Zones 2 of the Advertising Strategy, which is described as follows:

### **Zone 2**

*This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network.*

The Outdoor Advertising Strategy States that:

*Please note that this policy position predominantly relates to outdoor advertising. Proposals that relate to signs erected on the exterior of buildings, within windows, as stand alone structures or attached to public utilities that advertise goods or services associated with that premises are generally addressed and assessed under Section 11 of the Development Plan.*

Having regard to the above, the proposed development should be assessed under Section 11 of the Development Plan.

Section 11.2.8 of the Development Plan outlines the Council's policies and objectives in relation to Signage and Advertising:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation.*

The proposed signage is associated with Unit E, with a number of wayfinding signs directing staff/visitors through the site and 3 No. signs proposed on separation elevations.

- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.*

# Comhairle Chontae Atha Cliath Theas

## PR/0101/22

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

The signage on the south western elevation is located directly over the entrance and it is noted and accepted that the signage on the south east and north east elevations is provided for legibility of Unit E.

- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.*

The proposed signage is simple in design and integrates well with the associated Unit E.

- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.*

The Planning Authority accepts that the proposed signage is proportionate with the associated Unit E logistics/warehouse premises and the overall context of Baldonnell Business Park.

- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).*

Not applicable to the subject site.

- *Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.*

The proposed wayfinding signage does not obstruct pedestrian or cyclist movement as it is located in the grass verge and set back from the road.

- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*

The materiality and illumination of the proposed signage is considered to be appropriate.

- *All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.*

Not applicable to the subject site.

The Planning Authority is satisfied that the proposal adheres to Section 11.2.8 and Table 11.19 of the Development Plan

# **Comhairle Chontae Atha Cliath Theas**

**PR/0101/22**

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

### ***Visual Impact***

Given the land is zoned EE and the proposed development is situated within existing industrial areas, it is not considered that the proposed development is unacceptable in terms of visual impact. The Planning Authority concurs with the contention of the Applicant, outlined in the Report of John Spain and Associates, that the proposed signage is small in scale relative to the size of the associated building. In this regard, it is considered that the proposed signage will have a minimal visual impact.

### ***Landscaping***

The Parks and Public Realm Department have no objection to the proposed development.

The content of the Letter from Cunane Stratton Reynolds dated 11<sup>th</sup> November 2021 and Drawing No. SSN1-CSR-ZZ-XX-DR-L-0121 is noted. The Planning Authority is satisfied that the proposed signage has been co-ordinated with the Landscape Masterplan for the subject site.

### ***Services and Drainage***

There are no objections from the Drainage and Water Services Department and Irish Water, subject to standard conditions.

### ***Access and Roads***

The Roads Department has reviewed the proposed development and has no objections, subject to compliance with Section 11.2.8 of the Development Plan.

Having regard to the content of the Planning Report prepared by John Spain and Associates dated 19<sup>th</sup> November 2021, the Planning Authority is satisfied that the proposed signage is in compliance with Section 11.2.8 of the South Dublin County Development Plan 2016-2022.

### ***Screening for Appropriate Assessment***

The applicant has not provided information in relation to Appropriate Assessment. With regard to the nature and scale of the proposal (signage), it is not likely that the proposed development would have a significant impact on any Natura 2000 sites, either individually or in combination with any other plan or project, and therefore a Stage 2 Appropriate Assessment would not be required.

### ***Screening for Environmental Impact Assessment***

A mandatory EIAR is not required by Schedule 5 of the Planning and Development Regulations 2000 (as amended) for this development. Having regard to the nature and scale 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

### **Other Considerations**

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

The proposal is for Signage, therefore the assessable area is nil.

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq. m.)</b>
Signage	0sq.m (Signage)
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	39.035 Ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the 'EE' land use zoning, the established character of the area and the nature and scale of the proposed development (signage), it is considered that, subject to the conditions set out below, the proposed development would be in accordance with the national and regional policy and the SDCC Development Plan 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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required

# Comhairle Chontae Atha Cliath Theas

**PR/0101/22**

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

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. Development to be in accordance with conditions attached to SD20A/0125.  
The development shall be carried out and completed in its entirety in accordance with the conditions attached to SD20A/0125, save as may be permitted under this Planning Application and 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.

3. Signage Illumination.

The level of illumination of the lighting for the signs shall be reviewable at any time by the Planning Authority in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.

REASON: To ensure ongoing traffic safety.

4. Restrictions on Further Signage.

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.

REASON: To protect the visual amenities of the area and in the interest of the 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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0101/22**

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

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

**Comhairle Chontae Atha Cliath Theas**

**PR/0101/22**

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

**REG. REF. SD21A/0320**

**LOCATION: Unit E, Townlands of Monecnalion Commons Upper, Brownsbarn and  
Collegeland, Baldonnell Business Park, Dublin 22**

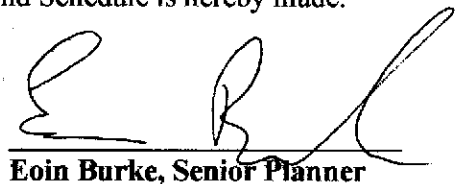


**Sarah Watson,  
Executive Planner**

**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:**

26/1/22



**Eoin Burke, Senior Planner**