

Comhairle Chontae Atha Cliath Theas

PR/0114/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0214 **Application Date:** 03-Aug-2021
Submission Type: Additional Information **Registration Date:** 21-Dec-2021

Correspondence Name and Address: J. M. Johnston Consultants 53, Church Street, Cavan, Co. Cavan

Proposed Development: Retention for as constructed extended floor areas to ground floor level reception area (approx. 38sq.m) and first floor level office areas (approx. 49sq.m). Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building together with associated external signage, site development works; provide additional storage space at second floor level only (approx. 2,198sq.m) and form an undercroft to the permitted access/entrance areas.

Location: M50 Business Park, Ballymount, Dublin 12

Applicant Name: HSIL Properties

Application Type: Permission and Retention

Description of Site and Surroundings:

Site Area: 0.039 Hectares.

Site Description:

The subject site is located in the M50 Business Park east of Fashion City. The building is a self storage business with tar mac area surrounding. The site is located on the western end of a cul-de-sac accessed off Ballymount Road Upper. This cul-de-sac provides access to the wholesale retail development known as Fashion City. The site is bound by Calmount Road to the west which is elevated above the application site. The Ballymount/M50 interchange is located to the south west of the application site.

Site Visit: 01.09.2021

Proposal:

- Retention for as constructed extended floor areas to ground floor level reception area (approx. 38sq.m) and first floor level office areas (approx. 49sq.m).

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- Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building, to provide additional storage space at second floor level only (approx. 2,198sq.m) and form an undercroft to the permitted access/entrance areas.
- Associated external signage, site development works.

Environmental Impact Statement

EIS: Not required.

Consultations:

Water Services Department – Further Information requested

Irish Water – No response

Parks-No objection subject to conditions

Roads Section – No objection subject to standard conditions.

Waste Management-No response

Forward Planning- No response

Transport Infrastructure Ireland-No response

Dublin City Council-No response

EHO-No objection subject to standard conditions

SEA Sensitivity Screening – No overlap with layers list.

Submissions/Observations /Representations

None received. Final date for submissions 06/09/21

Relevant Planning History

Subject site

SD16A/0456. (1) Construct a new extension to the eastern corner of a permitted storage warehouse building, together with associated external signage, staff & customer car parking, and site landscaping. The proposed extension would provide additional storage space at second floor level only (approx. 778sq.m), and ancillary office space at first floor level (approx. 50sq.m) and form an undercroft to the permitted access/entrance areas. (2) Alterations to the permitted storage warehouse building comprising of: (a) remove external dock leveller located on north-west elevation, (b) amendments to the external elevations of the building comprising of a revised use of permitted colour scheme, and revised door and window locations, (c) revisions to internal layout at ground floor level on site beside the M50 Ballymount Interchange and M50 slip road to the south and southwest and Calmount Avenue.

Grant Permission

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SD15A/0254

Permission granted for a storage warehouse 12,036sq.m gross internal floor area, including reception area, office and ancillary space, external signage with staff and customer car parking and associated site landscaping and drainage works. The vehicular entrance to the site will be from the internal access road in M50 Business Park which is accessed off Ballymount Road Upper. All on a site of c.0.77 hectares bounded by the grounds of Honda Motors to the north east; internal access road and Fashion City to the east; the Ballymount Interchange and M50 sliproad to the south and south west and Calmount Avenue to the west.

SD08A/0018

Part 4/part 5 storey building (5 storey overall) to provide a gross total floorspace of c.7220sq.m of office based industry in 2 units (Unit 1 of c.2955sq.m. GFA and Unit 2 of c.3085sq.m GFA). The scheme provides for a roof terrace at fourth floor level on the southern elevation; a pedestrian bridge from the southern side of the proposed building at first floor level to the adjoining footpath on the M50/Calmount Road junction to the south west: 129 car spaces at grade level, 92 bicycle parking spaces, bin store, switch room, gas room, and all associated landscaping, boundary treatment and site development works. The vehicular entrance to the site will be from the internal access road in Ballymount Business Park which is accessed off Ballymount Road Upper. All on a site of c.0.77 hectares bounded by the grounds of Wyeth Pharmaceuticals to the north; internal access road and 'Fashion City' to the east; the Ballymount Interchange and M50 sliproad to the south and south west; and Calmount Road to the west. Decision: Grant permission subject to conditions.

SD02A/0250 and An Bord Pleanála reference PL06S.200644

Permission for: (1) c. 4367sq.m (Class 2) four storey office Office based industry building on site 3; and ancillary deck parking, (2) Permission for a variation of Condition 3 of Reg. Ref S00A/0173 to permit access from the existing cul de sac; (3) Outline permission for c. 15996sq.m of light industrial/warehousing in 5 no. 2 storey blocks on sites 2,4,5,6 and 7 and ancillary landscaping and car parking on c. 4.36 ha site.

Decision: Grant permission subject to conditions.

Relevant Enforcement History

None identified

Pre-Planning Consultation

None recorded

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

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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

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

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

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Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements

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

Assessment

The main issues for assessment are

- Zoning,
- Visual impact,
- Access and parking,
- Parks,
- Services and drainage.

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Zoning

The site is located in an area zoned EE 'to provide for enterprise and employment related uses'. The proposed use is an extension to a previously permitted storage warehouse (12,036sq.m). As such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan, the principle of the proposed warehouse development is acceptable at this location.

Visual Impact

Retention

- Retention is sought for an extended office area located to the north east of the existing structure on the site. It is two storeys and has a combined floor area of 87sq.m (ground floor area 38sq.m and first floor area 49sq.m). This extension is offset 14.7m from the eastern boundary of the adjacent property.
- The Planning Authority notes that elevational drawings of the two-storey office development, to be retained, do not appear to have been submitted with this application. In particular, the north-western elevation and the north-eastern elevation, where the floor plans clearly indicate doors and windows. These are not reflected in the elevational drawings. The applicant should submit cross-sectional and revised elevational drawings to show all elevations of the structure to be retained.
- Generally the two storey 87sq.m extension for retention is deemed acceptable, subject to revised drawings being submitted:
 - Additional elevational and cross-sectional drawings.
 - Permitted development approved under SD16A/0456 overlaid onto the subject application – in particular in relation to the office space granted previously. In the interests of clarity.

Permission

- The applicant is seeking to increase the floor area on site by an additional 2,162sq.m. The applicant states that this will be at second floor only. The Planning Authority notes that the proposed extension will match the same height (generally 15.25m – apex of roof 16.8m) as the existing structure on the site. It is unclear what this additional space and height is required for. The cross sections indicate that the floor to ceiling height at second floor will be approximately 8.5m. The applicant should be requested to clarify the use of this aspect of the structure and the necessity for this additional floor to ceiling height.
- A 6m high ground floor undercroft access is proposed, supported with steel columns, which would result in the loss of 10 car parking spaces. Notwithstanding the Roads

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Department report, the applicant should be requested to justify this modification and demonstrate that the operations on site will not be negatively impacted by the deficit. Section 4.4 Access and Car Parking of the Design Statement suggests that a minimum number of staff will be approximately five. However, details of visitors to the site have not been supplied. The application should be requested to submit further details regarding numbers of visitors and time of day that visitors attend the site. Hours of opening/operations should also be supplied.

- The extension is offset 1m from the boundary to the north east. The site layout plan is deficient in that it does not comply with Article 23(1)(a) of the Planning and development Regulations, 2001, as amended which requires '*plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements: (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown*'. The applicant should be requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.
- Revised contiguous drawings clearly showing the proposed extension in context with the existing Honda building located on the site directly to the north should be submitted. A daylight and sunlight analysis of the impact that the proposed extension may have on the existing Honda offices should be submitted for assessment.

Signage

The applicant has not provided full details of the proposed 'associated external signage' as detailed in the site notices. Full details, including materials, lighting and colouring, in compliance with Council policy should be requested by way of additional information.

Materials

Sand and cement render at ground floor, and powder coated aluminium at other levels. This includes blue and yellow coloured cladding which matches the existing building. Materials shall complement the existing. The full branding of the structure, although not ideal, is considered generally to be acceptable at this location within the County.

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Access and Parking

It is proposed to provide 82 car parking spaces, with 60 provided with the original permission under SD15A/0254. An additional 9 were approved under SD16A/0456. The original floor area permitted was 12,036sq.m + 2,249sq.m for the retention and permission. This is a total area of 14,285sq.m. Applying the CDP requirements of 1 space per 75sq.m gives 190 spaces. This application relates to a storage business with a statement 'minimum' of 5 workers on site at any one time. The maximum required spaces may not be necessary in this instance additional information to be sought to confirm.

Ten bicycle spaces were approved under SD16A/0456. The Roads Department require that an additional 10 covered spaces should be provided under this permission. The location of the existing 10 and the additional proposed 10 spaces to be included on a revised site layout plan and submitted by additional information.

The Roads Department has no objection subject to the provision of 5% mobility parking spaces and 10% with EV connection. This will be addressed by appropriate condition.

Parks

Existing trees are to be retained but no landscape proposal has been submitted.

A report received from the Parks and Public Realm Department has requested conditions regarding SUDS, a landscape plan, and a tree survey. The Planning Authority considers that these should be dealt with by way of an Additional information request.

Services and Drainage

The Council's Water Services Section has reviewed the file and require further information regarding surface water drainage and SUDS. This will be addressed by way of additional information.

Other Considerations

Development Contributions

2,162sq.m permission + 87sq.m retention= 2,249sq.m

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Development Contributions Assessment								Overall Quantum
Residential m ²	Residential (<i>no. of houses</i>)	Residential (<i>no. of apartments</i>)	Commercial m ²	Retail m ²	Open/ Hard Store m ²	Surface Parking m ² (<i>surplus to Dev Plan standard</i>)	Non surface resid. Parking m ² (<i>surplus to Dev Plan standard</i>)	Non Surface non resid. Parking m ²
			2,249sq.m					

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Warehousing	2,249
Land Type	Site Area (Ha.)
Greenfield	
Brownfield/Urban Consolidation	0.39
SDZ	

Conclusion

Additional information is requested. However, having regard to the 'EE' zoning objective of the site and existing and proposed development in the vicinity, it is considered that subject to appropriate AI being submitted, the proposed warehouse development would not significantly detract from the character of the surrounding area, and would be in accordance with the current South Dublin County Council Development Plan. As such, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Further Information.

Further Information

Further information requested: 5 October 2021

Further information received: 21 December 2021

Consultations:

Parks – No objections, subject to conditions.

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Water Services – No objections, subject to conditions.

Roads - No objections, subject to conditions.

Item 1:

Additional information is requested for the following;

(1) There is no drawing showing the surface water layout of proposed development. There is no report showing surface water attenuation calculations for proposed development.

-Submit a drawing showing the surface water layout for proposed development.

-Submit a report showing surface water attenuation calculation for the proposed new development. If the development will share an existing attenuation system then also show the surface water attenuation calculations for the existing and proposed development. The calculations shall include, SAAR value, Qbar, Soil factor, areas of buildings, roads, pathways permeable paving and green areas in m² and their respective run off coefficients. Include the area of site in Hectares. Provide details of the site area being developed in m² or Ha (Hectares).

(2) SUDS

(i) The applicant is requested to submit proposals for the use of SUDS on and throughout the site, in line with relevant County Development Plan policies on green infrastructure and surface water drainage in new developments as laid out in Chapters 7 and 8 of the plan.

(ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) is proposed for the development. Examples of SuDS include Green Roofs, permeable paving, filter drains, channel rills and other such SuDS.

Applicant's Response:

GDCL consulting engineers have provided a surface water layout design for the proposed development.

Assessment:

Water Services has reviewed the submitted information and has raised no objections, subject to conditions.

Item 2:

Office to be Retained

(a) The Planning Authority notes that elevational drawings of the two-storey office development, to be retained, do not appear to have been submitted with this application. In particular, the north-western elevation and the north-eastern elevation, where the floor plans clearly indicate doors and windows. These are not reflected in the elevational drawings. The applicant is requested to submit cross-sectional and revised elevational drawings to show all elevations of the structure to be retained.

(b) The applicant is requested to submit a drawing of the permitted development approved under SD16A/0456 with the subject application overlaid – in particular in relation to the office space granted previously. This is in the interests of clarity.

Design Clarity

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(a) The cross sections indicate that the floor to ceiling height at second floor will be approximately 8.5m. It is unclear what this additional space and height is required for. The applicant is requested to clarify the use of this aspect of the structure and the necessity for this additional floor to ceiling height.

(b) A 6m high ground floor undercroft access is proposed, supported with steel columns, which would result in the loss of 10 car parking spaces. The applicant is requested to justify this modification and demonstrate that the operations on site will not be negatively impacted by the deficit.

(c) Section 4.4 Access and Car Parking of the Design Statement suggests that a minimum number of staff will be approximately five. However, details of visitors to the site has not been supplied. The applicant is requested to submit further details regarding numbers of visitors and time of day that visitors attend the site. Hours of opening/operations should also be supplied.

Site Layout Plan

(a) The extension is offset 1m from the boundary to the north east. The site layout plan is deficient in that it does not comply with Article 23(1)(a) of the Planning and development Regulations, 2001, as amended which requires 'plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements: (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown'. The applicant is requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.

Contiguous Elevations/Day light analysis

(a) Revised contiguous drawings clearly showing the proposed extension in context with the existing Honda building located directly to the north of the site should be submitted.

(b) A daylight and sunlight analysis of the impact that the proposed extension may have on the existing Honda offices should be submitted for assessment.

Applicant's Response:

Office to be retained

a) Areas have been amended to set out clearly the areas for retention. Subsequent floors would be applied for / constructed in future if growth of business allows.

B) Overlay drawing 2131_p-14

Design clarity

a) The applicant is proposing a high bay storage facility at second floor level, with steel racking shelves. The applicant may apply for infill floor levels (3 and 4) at a later stage, however, this does not form part of the current application.

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b and c) Visitors generally use self-storage within the warehouse. They drive to entrance area in front of the loading bays, access units and generally stay 15-30 mins. Most do not use a parking space. Large house removal lorries would do same but stay several hours.

Visitors will use site over course of day, e.g. on 15 Oct 84 customers accessed units – a certain number of customers have 24hr access. 3 hourly breakdown indicates majority of users in daytime, busiest time 12pm to 3pm (40 separate visits). Length of stay varies.

No more than 10% car parking used at one time.

Business hours are Mon-Fri 9am to 5.30pm, Saturday 9am to 4pm, Sunday 10am to 4pm

b) 82 parking spaces to be provided. Revised layout of undercroft provided. Currently 63 spaces and never more than 10% occupied at any time.

c) Car parking assessment carried out in 2021 indicates that car parking requirement is considerably less than that required by SDCC CDP.

Layout.

(a) Revised layout showing all features provided.

Contiguous

(a) Revised drawings showing all features provided

(b) daylight/sunlight analysis provided

Assessment:

Office to be retained – the applicant has clearly set out the areas to be retained and provided an overlay with SD16A/0456. The information is considered acceptable.

Design clarity – The applicant has clarified that only 2 floors will be sought for permission at present and that, in the future further floors may be added in future. A condition is recommended requiring planning permission for any further floors/mezzanines within the structure. The applicant has set out a significant level of detail regarding the loss of the car parking spaces and has provided details on the level of car parking used at any one time. The loss of car parking is considered acceptable and the Roads Department has raised no objections. Details and hours of operation have been provided.

Layout – a site layout plan at 1:250 has been provided with the requested information. This is now considered acceptable.

Contiguous – The Honda building is indicated on drawing 2131_P-12 Rev A. The shadow analysis, prepared by Sketch Render indicates minor impacts in the evening in March, no impacts in June, minor impacts in December. The impact on the Honda building is, therefore, considered acceptable.

Item 3:

The applicant is requested to submit a landscape design rationale and detailed landscape proposals prepared by a qualified Landscape Architect for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship

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and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.

Applicant's Response:

Landscape architect drawing 048-L01 provided

Assessment:

The Parks and Public Realm Department has reviewed the submission and has no objections, subject to conditions.

Item 4:

The applicant is requested to submit a detailed Tree Survey Report for the trees within and adjacent to the development site. This shall comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist. It shall be submitted for approval to the Planning Authority by way of additional information.

Applicant's Response:

Arboriculturist has provided report.

Assessment:

The Parks and Public Realm Department has reviewed the submission and has no objections, subject to conditions.

Item 5:

The applicant has not provided full details of the proposed 'associated external signage' as detailed in the site notices. The applicant is requested to submit full details, including materials, lighting and colouring, and ensure that any proposed signage is in compliance with Council policy.

Applicant's Response:

Proposed signage in line with already permitted signage. No lighting proposed. Materials same as external cladding. 3D visualisation provided.

Assessment:

The signage would match the existing. It is a suitable scale, given the size of the building. 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:

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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 U Store It self storage and the signage indicates this. No more than 2 signs on a single elevation

- *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.*

The signage is high level, but lower than the existing signage. It is noted that the signage is over the undercroft, which is considered to be an entrance to the commercial building

- *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 previously approved signage.

- *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 U Store It premises and the overall context of the 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.

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

The propose signage does not obstruct pedestrian or cyclist movement.

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

Materials match existing structure. No illumination proposed

- *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.

Roads has raised no objections, subject to conditions. The Planning Authority is satisfied that the proposal adheres to CDP policies

Item 6:

Ten bicycle spaces were approved under SD16A/0456. The applicant to provide an additional 10 covered spaces under this permission. The location of the existing 10 and the proposed additional 10 spaces to be included on the revised site layout plan and submitted by way of additional information.

Applicant's Response:

10 cycle parking bays have been provided.

Assessment:

The applicant has indicated 10 covered cycle spaces on the layout plan. The Roads Department has raised no objections, subject to conditions.

Other matters:

The applicant has indicated in their cover letter that the following additional modifications (not required by the further information request) have been made:

- Relocated the escape stairway
- Included a solid masonry / RC wall approx. 3.2m high to the NE elevation, to comply with TGD part B (fire)
- Revised car parking layout to undercroft area.

The items identified do not generally have a significant impact, however, the additional wall is not apparent. A condition is recommended requiring details of this.

Development Contributions Assessment

Extension to self storage facility – 2,162sq.m

Retention office/lobby – 87sq.m

SEA Monitoring Information

Building Use Type Proposed: Self Store

Floor Area: 2,249sq.m

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Land Type: Greenfield.
Site Area: 0.039

Conclusion

Having regard to the 'EE' zoning objective of the site, the additional information submitted and existing and proposed development in the vicinity, it is considered the proposed warehouse development would not significantly detract from the character of the surrounding area, and would be in accordance with the current South Dublin County Council Development Plan. As such, the proposed development would 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 & Grant Retention 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, and as amended by Further Information received on 21 December 2021, 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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following to the Planning Authority:
Revised plans that incorporate all of the following amendments-
Plans, sections and elevations for the proposed wall (approx 3.2m high) to the north-east

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elevation of the proposed extension;

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Development to be in accordance with conditions.

The development shall be carried out and completed in its entirety in accordance with the conditions attached to SD15A/0254 (as amended by SD16A/0456), 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.

4. Hours of Operation.

The facility shall be accessible to the public between the hours of 9am and 5.30pm Monday to Friday, 9am to 5pm Saturday and 10am to 4pm Sunday. Only approved commercial customers shall access the facility outside these hours.

REASON: To ensure that effective control be maintained.

5. Floorspace.

No additional floorspace shall be formed by means of internal horizontal division within the buildings hereby permitted unless authorised by a prior grant of planning permission.

REASON: To control the intensity of development and to ensure that adequate car parking and service facilities will be provided within the development.

6. 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.

7. Storage.

No goods or waste products shall be placed or stored externally to the commercial units.

REASON: In the interest of the visual amenities of the area, of public health, and to protect car parking.

8. Limitations on Use.

The use of the units shall be limited to self storage and shall not be used for industrial purposes or for any other purpose without a prior grant of planning permission. REASON: In the interest of clarity and of orderly development.

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9. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

10. Signage.

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.

11. Irish Water Connection Agreement.

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

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

12. Drainage - Irish Water.

(a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

13. Roads Compliance Condition

(a) 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces shall be equipped with electrical charging points

(b) The applicant shall not use lighting or illumination for the signage.

(c) Prior to the commencement of development the applicant shall submit details to the Planning Authority of the proposed refuse/bin management plan.

(d) A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted to the Planning Authority for written agreement, following consultation with the Roads Department if required.

(e) Prior to the commencement of development, the applicant shall agree in writing a

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public lighting scheme with the Planning Authority, following consultation with the South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

(f) Prior to the commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority, following consultation with the Roads Department if required.

(g) Prior to commencement of development a Construction Traffic Management Plan shall be submitted to the Planning Authority for written agreement, following consultation with the Roads Department if required.

REASON: In the interest of sustainable transport.

14. Implementation of Landscape Plan.

(a) The submitted Landscape Plan (Dwg. No. 048-L01) shall be implemented in full, within the first planting season following completion of the development.

(b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan (Dwg. No. 048-L01).

(c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

(d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

(e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

(f) A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

REASON: To assimilate the development into its surroundings, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting and policies HCL7 Objective 1 and HCL7 Objective 2 of the CDP 2016-2022.

15. Arboricultural Site Supervision.

The Arboricultural Method Statement submitted as part of the Tree Survey Report in support of the application shall be adhered to in full. In addition, the applicant shall submit a detailed Tree Protection Plan as detailed in Condition (Tree Protection Plan) below.

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REASON: To safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees and in accordance with relevant policies.

16. Tree Protection Plan.

No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to the Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

17. Sustainable Drainage.

Prior to the commencement of development, the applicant shall submit a drawing to show additional SuDS (Sustainable Drainage Systems). Examples of SuDS include Green Roofs, permeable paving, filter drains channel rills and other such SuDS. No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to the Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

18. Noise.

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby

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informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours:

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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.

19. Air Quality.

During the construction/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.

REASON: To contain dust arising from construction/demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

20. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €222,111.24 (two hundred and twenty two thousand one hundred and eleven euros and twenty four 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 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

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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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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.

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REG. REF. SD21A/0214

LOCATION: M50 Business Park, Ballymount, Dublin 12



**Sarah Watson,
Executive Planner**



**Eoin Burke,
Senior Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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: 26th January 2022



**Mick Mulhern, Director of Land Use,
Planning & Transportation**