

# Comhairle Chontae Atha Cliath Theas

**PR/0239/22**

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

**Reg. Reference:** SD21A/0350      **Application Date:** 21-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 21-Dec-2021

**Correspondence Name and Address:** Michael Malone, Ceardean Architects 9, Dolphins Barn, Dublin 8

**Proposed Development:** Retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment.

**Location:** Long Mile Road, Drimnagh, Dublin 12

**Applicant Name:** Noel Whelan

**Application Type:** Retention

(CS)

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

Site Area: 0.0106 Hectares.

#### Site Description:

The subject is an elongated triangular site comprising of a vacant plot of land that narrows to the rear and is located on the northern side of the Long Mile Road in Drimnagh. The surrounding lands comprise a various range of commercial and industrial premises in various use. The subject site is located just inside the South Dublin County Council administrative boundary with Dublin City Council lands. The M50 motorway is located west of the subject site.

An area of astroturf is provided to the front (south) of the site and a gated pedestrian entrance gate (c.1.2m side) providing access to the site is located on the public footpath and is set back from the Long Mile Road. To the front of the site there is designated cycle lane, bus lane and eastbound single carriageway. Beyond this is a central median and the west bound carriageway, bus lane and cycle lane are in place. The boundary treatment for the subject site consists of a green weld-mesh/paladin type fencing system that is currently in situ to the south and to the east of the subject site. The existing industrial building to the west forms the western site boundary. It is noted that the inner 1.8m high fence and pedestrian access gate shown on drawings submitted has been removed. It is noted that the pedestrian access gate (1.2m) has now been relocated to a position directly adjacent to the Long Mile Road to the south of the subject site. As a general comment the standard of boundary fencing in the immediate area is not considered of high-quality design, or fitout. From site inspection it was seen that some work has already taken place on the installation of planters.

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### Proposal:

The proposed development comprises the following:

- **Retention** of existing constructed fence (green weldmesh/paladin fence) and boundaries outlined in green in planning drawings.
- **Proposed** use of space as a commercial allotment with 4 2m x 2m planters.
- Proposed works measure 0sq.m. as stated.

It is noted that in the Site Block Plan and Contextual Elevation drawing submitted it is **proposed** to construction of a new 1.8 m high boundary wall on the eastern side of the subject site. This is not clear in the description of works.

It is also noted that the applicant has only ticked the box on the site notice for **retention** and it has not been clearly stated that the application is for **retention and permission**.

In addition, from the cover letter submitted it is outlined that the ownership of the subject site is currently being disputed in the courts. This is considered to be a civil matter and is not considered to be a planning matter.

### Zoning:

The subject site is subject to zoning objective REGEN - '*To facilitate enterprise and/or residential led regeneration*' in the South Dublin County Development plan 2016-2022.

### Consultations:

Roads Department – **Refusal** recommended.

Irish Water – No objections subject to **conditions**.

Surface Water Drainage – No objections subject to **conditions**.

Parks Department – No comments or conditions to add following review.

City Edge Project SDCC – acceptable due to its nature and scale.

### SEA Sensitivity Screening

No overlap identified with relevant environmental layers

### Submissions/Observations/Representations

None traced.

### Relevant Planning History

**SD21A/0081**: Retention of constructed fence and boundaries and the relocation of existing access gate.

Decision: **REFUSE PERMISSION FOR RETENTION.**

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### Reasons for Refusal as follows:

*1. Having regard to the current road geometry where a safe vehicular access at this location on a very busy stretch of road is not possible, the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and if granted would be contrary to the proper planning and sustainable development of this area.*

*2. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

*3. The as constructed development on site is not clearly shown on the submitted site layout plan, elevational drawings or demonstrated in the statutory site notices submitted with this application. The elevational drawings clearly show a vehicular and pedestrian entrance in the southern boundary. The development in situ on the site is a palisade fence with a pedestrian entrance only. It is unclear what is being proposed and what is being retained.*

*In the absence of accurate and sufficient information, the Planning Authority considers that the applicant has not substantially demonstrated that the proposed development/development to be retained will not adversely impact the road network and traffic safety. The proposed development would therefore be contrary to the proper planning and development of the area.*

*4. There is a 12" asbestos water main south of development. A setback distance of proposed/existing fence to the existing 12" asbestos watermain south of development has not been agreed with Irish Water and therefore could be prejudicial to public health and if granted would be contrary to the proper planning and sustainable development of the area.*

**SD20A/0257:** Retention of erection of fence and gate enclosing lands with vehicular access to the Long Mile Road.

Decision: **Refuse Retention Permission**

Reasons for Refusal are as follows:

*1. Having regard to the current road geometry where a safe vehicular access at this location on a very busy stretch of road is not possible, the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and if granted would be contrary to the proper planning and sustainable development of this area.*

*2. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

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**SD20A/0166.** Permission for 3 years for a temporary cafe/retail unit on a vacant plot of land on Long Mile Road. The development will consist of one converted bus two storeys in height. Related works include new paving and the construction of a new fence and gates.

Decision: **Refuse Permission**

**Reasons for refusal as follows:**

*1. Having regard to the location, existing pedestrian network, land uses in the area and the characteristics of the area, the proposed development, introducing a café / restaurant, is incompatible with the existing pattern of development in the area and would be contrary to the proper planning and sustainable development of this regeneration area and would generate a traffic hazard on a very busy stretch of road where no safe set down or car parking is available and would endanger pedestrians, cyclists and other road users. Thus, the proposed development is contrary to the proper planning and sustainable development of the area and the South Dublin County Council Development Plan 2016-2022.*

*The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

**S00A/0116 at this site and an adjoining site to the east** – Installation of a 30,000 litre underground diesel fuel storage tank including associated pipework and concrete slab over.

Decision: **Grant Permission**

Adjacent Site

None of relevance

**Relevant Enforcement History**

S8638: Live case remains open.

Lands at 50/51 Robinhood Road, Long Mile Road, Drimnagh.

**Pre-Planning Consultation**

None recorded.

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

*Section 1.12.0 Employment Lands*

*Section 4.3.2 Employment and Residential in Regeneration Zones*

*ET Policy 2 Enterprise and/or Residential Led Development in Regeneration Zones.*

*ET) Policy 2 Enterprise and/or Residential Led Development in*

*ET2 Objective 1:*

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*To promote and support the consolidation or relocation of existing employment uses in Regeneration*

*'REGEN' zones and the upgrade of these areas to create opportunities for regeneration.*

*ET2 Objective 2:*

*To support proposals for more intensive compatible enterprise and/or residential led development on*

*lands designated with Zoning Objective 'REGEN', subject to appropriate design safeguards and based on a*

*traditional urban form that adhere to urban design criteria.*

*ET2 Objective 3:*

*To support proposals for incubator, starter and/or live work units on lands designated with Zoning Objective 'REGEN' (to facilitate enterprise and/or residential led regeneration).*

*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.

*ET3 Objective 5*

To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

*ET3 Objective 6*

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

*Section 6.4.3 Road and Street Design*

*TM Policy 6 Road and Street Design*

*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*

*7.7.0 Environmental Quality*

*Policy IE6 Environmental Quality*

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*Section 8.0 Green Infrastructure  
Policy G5 Sustainable Urban Drainage Systems*

*Section 9.3.1 Natura 2000 Sites  
Policy HCL12 Natura 2000 Sites*

*Section 11.2.4 Regeneration Zone  
Section 11.2.5 Enterprise and Employment Areas  
Table 11.18 Key Principles for Development within Enterprise and Employment Zones*

*Section 11.20 Place Making and Urban Design*

*Section 11.2.8 Signage  
Table 11.19 Signage*

*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 11.8.1 Environmental Impact Assessment  
Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines**

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

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

***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)***

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### Assessment

The main issues for assessment are:

- Zoning and Council Policy,
- Visual Impact,
- Proposed Land Use,
- Access & Parking,
- City Edge Project,
- Services & Drainage,
- Overcoming Previous Reasons for Refusal,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

### *Zoning*

The site is zoned 'REGEN'-*'To facilitate enterprise and/or residential led regeneration'*. The development for retention relates to the erecting of fencing and enclosing lands to a site. It is noted that the proposed use of the site as a commercial allotment is open for consideration under the Zoning Objective 'REGEN'.

The retention element of the application relates to a mesh security fence around the site. This feature would generally be acceptable in light industrial areas subject to section 11.2.5 and Table 11.18 of the County Development Plan, visual impact, and adherence to policy and would be acceptable on existing sites under the 'REGEN' land-use zoning objective. In this case however, there are additional considerations to consider and these are explored in the below assessment.

### *Visual Impact*

The design and finish of the existing green weldmesh/paladin fencing boundary treatment seeking **retention** is generally considered to be appropriate for the enclosure of a site in a commercial or light industrial area. However, it is noted that the application also comprises an element that is seeking **permission**.

It is also noted that the proposed security fence extends well beyond the established building line and meets the public footpath, In this regard the development would be contrary to section 11.2.5 and Table 11.18 of the County Development Plan, which seeks a landscaped parkland type setting for new development in areas such as this.

The Site Block Plan and Contextual Elevation drawing submitted also **proposes** the construction of a new 1.8 m high boundary wall on the eastern side of the subject site. Please see extract from drawing below. This is not clear in the description of works.



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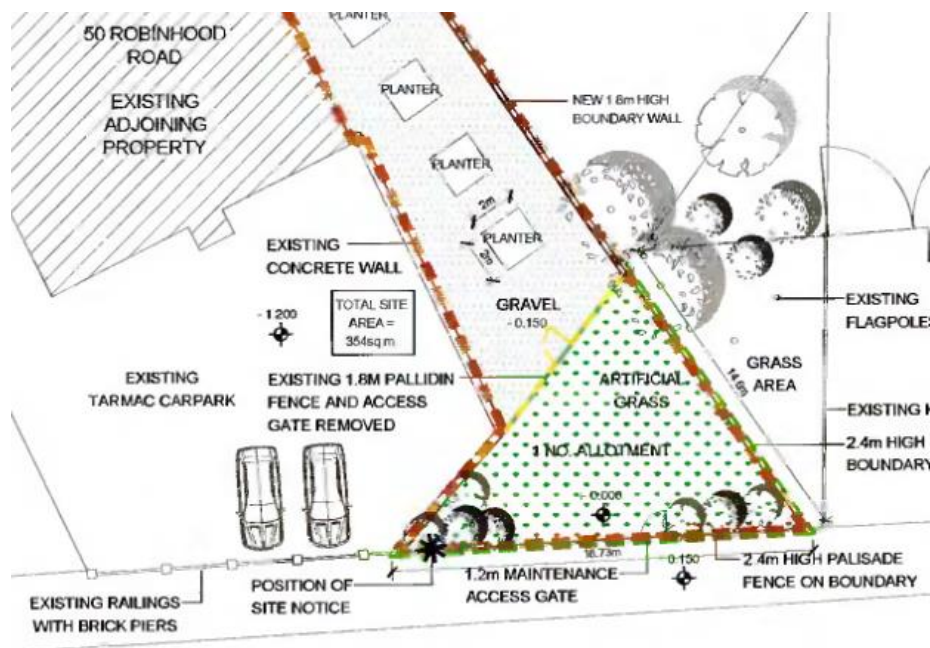
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The application **proposes** to use the subject site as a commercial allotment with 4 no. 2m x 2m planters. From site inspection it was seen that some work has already taken place on the installation of planters.

It is noted that the applicant has only ticked the box on the site notice for **retention only** and it has not been clearly stated that the application is for retention and permission.

The applicant should be requested to account for the ongoing unauthorised works by way of additional information. The Planning Authority cannot grant permission for a proposed use while unauthorised works are ongoing during the assessment period.



### ***Proposed Land Use***

The application **proposes** to use the subject site as a commercial allotment with 4 no. 2m x 2m planters. Under Schedule 5 of the SDCC Development Plan 2016-2022 an allotment is defined as follows as is open for consideration under the 'REGEN' Zoning Objective for the site:

*An area of land comprising not more than 1,000 square meters that is let to or available for letting to and cultivation by one or more than one person for the purposes of the production of vegetables or fruit primarily for consumption by the person or a member of his or her family.*

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At c.0.0106 Ha the area of the subject site complies with the threshold above as per the SDCC Development Plan 2016-2022 and would be considered as an 'open for consideration' use for the subject site given its 'REGEN' Zoning Objective.

'Open for consideration' uses are subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. For use as a commercial allotment, access arrangements are relevant and these are assessed below.

### ***Access & Parking***

The Roads Department has issued a report recommending **Refusal**. An extract taken from the Roads report states the following:

#### *Access & Roads Layout:*

*The location is along the very busy R110 Long Mile Road. There is designated cycle lane, bus lane and single carriageway heading east, a central median and then west bound carriageway, bus lane and cycle lane. The existing site conditions do not provide for safe access to the site from the Long Mile Road. It is not clear what is intended of the 'maintenance gate'. Roads department is concerned with the level of information provided.*

#### *Car Parking:*

*Roads Department is concerned with the potential for illegal parking near the Long Mile Road gate – blocking footpath, cycle-lane, or bus lane.*

*Roads recommend **refusal** on the grounds that this development has the potential to create a significant traffic hazard along one section of the busy Long Mile Road. The current road geometry means a safe access at this location is not possible.*

From the drawings submitted and from site inspection it is clear that a pedestrian access gate c.1.2m wide directly parallel to the Long Mile Road and on to the public footpath is seeking **retention** permission and the applicant is not seeking permission or retention for a vehicular entrance.

However following further consultation with the Roads Department it has been communicated that the Roads Department still has serious concerns regarding the potential for illegal/dangerous parking near the pedestrian access gate on the Long Mile Road as the proposal would have the potential for blocking the footpath, cycle-lane, or bus lane. The Roads Department maintain that the pedestrian access gate currently in situ along the Long Mile Road introduces a significant traffic hazard along a section of this busy road. The Roads Department deem this to be a reason for refusal. Furthermore Roads still have concerns that the access gate may be opened in excess of 1.2m and could in turn allow vehicles through.

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It is the preference of the Roads Department to avoid any additional access (vehicular or pedestrian) at this site on the Long Mile Road. Therefore, the proposal would be more likely to be acceptable if access could be made available from an adjoining site. However, the history of the site is unclear and there may have been unauthorised sub-division of a larger site at a recent point in time. Application Reg. Ref. S00A/0116 relates to development across this and another site, which were at that time referred to as having one address, "Parkmore Service Station".

The applicant should be invited to submit comprehensive information on the recent history of the site including details as to how long it has been operating as a single site, and show if this situation is authorised. It is considered this may be dealt with by way of **additional information**.

If an unauthorised subdivision of a larger site has occurred, it is considered appropriate to **refuse permission** as per the Roads Department recommendation.

If, alternatively, this is a site that has been separate and independent from adjoining sites and its present configuration is authorised, and it is not possible to access the site from any other boundary or direction except that of the Long Mile Road, it is reasonable that security and access arrangements are regularised and the best possible outcome would be the provision either of an appropriate vehicular or pedestrian access, as per the preference of the SDCC Roads Department.

### ***City Edge Project SDCC***

A report was received from the City Edge Project Team in relation to the application. An extract taken from the report states the following:

*The planning application SD21A/0350 on the Long Mile Road, relates to a site located within the City Edge Project boundary and proposes the retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment. The site area is relatively small at 0.0106 ha and the development does not consist of any proposed works to create any additional floorspace on the site. The proposal will include commercial use of the land for allotments. The Planning Delivery team considers that the principle of the proposed retention of fences and gates at this location is acceptable due to its nature and scale and will not significantly compromise the Emerging Preferred Scenario or Strategic Framework of the City Edge Project at this point in time.*

The above report is noted.

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

Both Irish Water and Surface Water Drainage have recommended no objection subject to **conditions**. An extract taken from the Irish Water report states the following:

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*IW Recommendation:*

*No Objection*

*IW Observations:*

*1 Water*

*All development shall be carried out in compliance with Irish Water Standards codes and practices.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

*2 Foul*

*All development shall be carried out in compliance with Irish Water Standards codes and practices.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: No Objection:*

*1 Within 5 weeks of planning decision submit a drawing showing the distance between foundation boundary of proposed fence and outside diameter of existing 225mm surface water sewer south of same. There shall be a minimum 3m setback distance from foundation of proposed fence to the outside diameter of existing 225mm surface water sewer south of same.*

*Flood Risk No Objection*

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

As there are other issues with the proposed development, it is considered appropriate to seek clarity on the separation distance between the proposed development and the nearby surface water pipe by way of additional information.

### ***Overcoming Previous Reasons for Refusal***

The applicant has not demonstrated that the previous reasons for refusal have been overcome. However, it is noted that the applicant is now applying for retention of a pedestrian access and not a vehicular access as previously.

**SD21A/0081:** Retention of constructed fence and boundaries and the relocation of existing access gate.

Decision: **REFUSE PERMISSION FOR RETENTION.**

**Reasons for Refusal as follows:**

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*1. Having regard to the current road geometry where a safe vehicular access at this location on a very busy stretch of road is not possible, the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and if granted would be contrary to the proper planning and sustainable development of this area.*

*2. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

*3. The as constructed development on site is not clearly shown on the submitted site layout plan, elevational drawings or demonstrated in the statutory site notices submitted with this application. The elevational drawings clearly show a vehicular and pedestrian entrance in the southern boundary. The development in situ on the site is a palisade fence with a pedestrian entrance only. It is unclear what is being proposed and what is being retained.*

*In the absence of accurate and sufficient information, the Planning Authority considers that the applicant has not substantially demonstrated that the proposed development/development to be retained will not adversely impact the road network and traffic safety. The proposed development would therefore be contrary to the proper planning and development of the area.*

*4. There is a 12" asbestos water main south of development. A setback distance of proposed/existing fence to the existing 12" asbestos watermain south of development has not been agreed with Irish Water and therefore could be prejudicial to public health and if granted would be contrary to the proper planning and sustainable development of the area.*

**SD20A/0257:** Retention of erection of fence and gate enclosing lands with vehicular access to the Long Mile Road.

Decision: **Refuse Retention Permission**

Reasons for Refusal are as follows:

*1. Having regard to the current road geometry where a safe vehicular access at this location on a very busy stretch of road is not possible, the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and if granted would be contrary to the proper planning and sustainable development of this area.*

*2. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

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**SD20A/0166.** Permission for 3 years for a temporary cafe/retail unit on a vacant plot of land on Long Mile Road. The development will consist of one converted bus two storeys in height. Related works include new paving and the construction of a new fence and gates.

Decision: **Refuse Permission**

**Reasons for refusal as follows:**

*1. Having regard to the location, existing pedestrian network, land uses in the area and the characteristics of the area, the proposed development, introducing a café / restaurant, is incompatible with the existing pattern of development in the area and would be contrary to the proper planning and sustainable development of this regeneration area and would generate a traffic hazard on a very busy stretch of road where no safe set down or car parking is available and would endanger pedestrians, cyclists and other road users. Thus, the proposed development is contrary to the proper planning and sustainable development of the area and the South Dublin County Council Development Plan 2016-2022.*

*The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

Although the applicant has not demonstrated that the previous reasons for refusal have been overcome it is noted that the applicant is now applying for retention of a pedestrian access and not a vehicular access as previously. However, there are still issues that need to be clarified by **additional information** regarding clarity on the planning history of the site and for how long it has been in use as a single site. The issue of whether the site is authorised or unauthorised is also important to clarify.

### ***Screening for Appropriate Assessment (AA)***

No screening exercise has been carried out. The site is not subject to flooding, however, no details for surface water have been provided. Given the location of the site, it is not clear whether the proposal would result in effects on Natura 2000 sites downstream in Dublin Bay. The applicant has not provided a Stage 1 Screening and, if necessary, a Stage 2 Appropriate Assessment and therefore must be refused.

### ***Screening for Environmental Impact Assessment (EIAR)***

Having regard to the modest nature 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.

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### *Other considerations*

#### **Development Contributions**

- **Retention** of constructed fence and boundaries and the relocation of existing access gate.
- **Proposed** commercial allotment.
- Assessable area is nil.

#### **SEA Monitoring Information**

- *Building Use Type Proposed*- Allotment
- *Floor Area (sqm)* 0sq.m.
- *Land Type*- Brownfield/Urban Consolidation
- *Site Area (Ha.)* - 0.0106ha

#### **Conclusion**

The proposed development is of serious concern to the Planning Authority. Clarity is required as to the recent history of the site as to if it was ever part of an adjoining site, and if so when it was separated from that site, and if and when this separation was authorised. This is a key determining factor as to whether a new access for the site can be justified. There is also an outstanding concern that the type of gate provided on the site could be adapted for vehicular use. There is also an outstanding concern regarding the proximity of development to a nearby public utility. There remains also an outstanding concern about the visual impact of the proposed fence.

These issues should be addressed by additional information.

#### **Recommendation**

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

1. The applicant is requested to account for the ongoing unauthorised works by way of additional information. The Planning Authority cannot grant permission for a proposed use while unauthorised works are ongoing during the assessment period.
2. It is the preference of the Roads Department to avoid any additional access (vehicular or pedestrian) at this site on the Long Mile Road. Therefore, the proposal would be more likely to be acceptable if access could be made available from an adjoining site. The history of the site is unclear and there may have been unauthorised sub-division of a larger site at a recent point in time. Application Reg. Ref. S00A/0116 relates to development across this and the site to the east, which were at that time referred to as having one address, 'Parkmore Service Station' (drawings relating to this application are available on the SDCC website).

If an unauthorised subdivision of a larger site has occurred, it is considered appropriate to refuse permission as per the Roads Department recommendation.

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If, alternatively, this is a site that has been separate and independent from adjoining sites and its present configuration is authorised, and it is not possible to access the site from any other boundary or direction except that of the Long Mile Road, it is reasonable that security and access arrangements are regularised and the best possible outcome would be the provision either of an appropriate vehicular or pedestrian access, as per the preference of the SDCC Roads Department.

The applicant is therefore requested to submit comprehensive information on the recent history of the site including details as to how long it has been operating as a single site, and show if this use situation is authorised. It is considered this may be dealt with by way of additional information.

3. The proposed security fence extends well beyond the established building line and meets the public footpath, In this regard the development would be contrary to section 11.2.5 and Table 11.18 of the County Development Plan, which seeks a landscaped parkland type setting for new development in areas such as this. The applicant is requested to provide revised plans by which the security fence is set back from the site boundary and encloses the rear of the site. Landscaped boundary elements should be proposed to the front.
4. The applicant is requested to submit an accurate and dimensioned section drawing showing the distance between foundation boundary of proposed fence and outside diameter of existing 225mm surface water sewer south of same. There shall be a minimum 3m setback distance from foundation of proposed fence to the outside diameter of existing 225mm surface water sewer south of same.



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**REG. REF. SD21A/0350**

**LOCATION: Long Mile Road, Drimnagh, Dublin 12**

  
\_\_\_\_\_  
**Colm Maguire,  
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:** 23/2/22

  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**