

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

**Reg. Reference:** SD21A/0363      **Application Date:** 23-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 23-Dec-2021  
**Correspondence Name and Address:** John Spain Associates 39, Fitzwilliam Place, Dublin 2  
**Proposed Development:** Plant and associated development for the permitted and under construction Unit D (Reg. Ref. SD19A/0370, Reg. SD20A/0215 and Reg. SD20A/0319; works to include 4 air handling units, 2 climate control condensers, 1 transformer, 1 container pump house, 1 sprinkler tank and all associated works including the reduction in car parking by 3 spaces on a site located between the Casement Aerodrome and the N7 national route.  
**Location:** Site at the townland of Collegeland, Baldonnell Business Park, Dublin 22  
**Applicant Name:** MLEU Dublin 2 Limited  
**Application Type:** Permission

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

#### Site Area

Stated as 2.5 Hectares.

#### Site Description:

The subject site is 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:**

Plant and associated development for the permitted and under construction Unit D (Reg. Ref. SD19A/0370, Reg. SD20A/0215 and Reg. SD20A/0319; works to include

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

- 4 air handling units,
- 2 climate control condensers,
- 1 transformer,
- 1 container pump house,
- 1 sprinkler tank and

all associated works including the reduction in car parking by 3 spaces on a site located between the Casement Aerodrome and the N7 national route.

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

The lands are designated 'EE' – to provide for employment and enterprise related uses.

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.

### **Consultations:**

*Roads Department:*

No objection, subject to conditions.

*Drainage and Water Services:*

No objection, subject to conditions.

*Irish Water:*

No objection, subject to conditions.

*Parks and Public Realm Department:*

No objection.

*Roads:*

No objection, subject to conditions.

*EHO:*

No objection, subject to conditions.

*Inland Fisheries:*

No report received at time of writing.

### **Submissions/Observations /Representations**

None received.

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

### **Relevant Planning History**

Parent Permission (and amendments) for Unit D

#### **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.

#### **SD20A/0215**

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.

#### **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/0251/22**

## **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.

Condition 14:

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.

Wider Subject Site

### **SD21A/0320**

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.

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

### **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

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

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.

### **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.

### **SD17A/0362**

*Moneenalion Commons Upper, Baldonnell 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

# Comhairle Chontae Atha Cliath Theas

PR/0251/22

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

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.

### **S00A/0371 - Site C, Baldonnel 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

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

**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*

*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'.

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

*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  
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*



# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

*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,
- Environmental Health
- Access and Roads,
- Landscaping
- Water Services and Drainage,
- Appropriate assessment,
- Environmental Impact Assessment.

### ***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 plant and associate development which is ancillary to the permitted warehouse structure.

# Comhairle Chontae Atha Cliath Theas

PR/0251/22

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

### *Visual Impact*

#### 4 air handling units

Three of these are located on the western elevation, adjacent to the building within a proposed fenced compound. These would not be highly visible. The 4<sup>th</sup> would be located behind the proposed sprinkler tank on the north elevation and would also not be visible.

#### 2 climate control condensers

One of these would be located on the west elevation, within the proposed fenced compound. This would not be visible. The second is located on the south elevation, facing the N7. The unit would be situated on the ground and would not appear significant visually in the overall context of Unit D.

#### 1 transformer

This would be detached from the main building, to the north. It would be immediately adjacent to the ESB substation. It would measure 6.3m x 5.6m and would be fenced (as per submitted details). Given the location to the north, within an existing car park and adjacent to the ESB substation, the proposal would not have a significant impact. A condition is recommended seeking elevations for the transformer, prior to the commencement of development.

#### 1 container pump house and 1 sprinkler tank

These are located on the northern elevation, internal within the site. The sprinkler tank would be 9.5m high. It is apparent that the development approved under SD20A/0319 also indicated a pump house and sprinkler at the proposed location, however, the configuration was somewhat different. The layout plan and elevations indicate the scale of these features, however, no elevations have been provided. Notwithstanding this, the location within the site, away from the N7, ensures there would not be a significant impact. A condition is recommended seeking plans and elevations, prior to the commencement of development.

#### All associated works

Two fence compounds would be located on the western elevation, each would be 2.4m high in (Timber hit and miss screen). These would contain air handling units and a climate control condenser. Due to the location of Unit D within the wider site, and the proximity of Unit E, it is unlikely the proposal would be highly visible. In addition to this, due to the overall mass of Unit D, they would not be overly prominent.

#### The reduction in car parking by 3 spaces

No visual impact.

In summary, the visual impact of the proposal is acceptable, subject to conditions.

# Comhairle Chontae Atha Cliath Theas

PR/0251/22

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

### ***Environmental Health***

The report from the EHO states:

*“The main concerns from Environmental Health relate to potential noise impact during the operational stages of the development. It is noted that an acoustic assessment has not been submitted along with this application.*

*On review of the site and its location it is noted the nearest residential receivers are located approximately 550m to the South toward Citywest direction and 780m to the South West. Whilst the residential property to the South West of the site is located close to the boundary of the site (as a whole) it is located 780m from the proposed warehouse units which will generate most of the operational noise activity.*

*It is also noted that background noise levels in this area are quite high 58dB to 63dB. This is due to high traffic levels generated from N7 Motorway and nearby aerodrome activities.*

*However given the subject application includes the addition of noise emitting components, the Environmental Health Department have included an acoustic verification condition which requires the landlord to submit an acoustic report prior to commencement of the development. The verification report must demonstrate the compliance with South Dublin County Councils operational noise criteria”.*

There are no objections subject to conditions.

### **Access and Roads**

The Roads Department has reviewed the proposed development and has no objections, subject to conditions. The report states *“There will be a 1.5% reduction in carpark spaces (3/193). From a roads perspective, the impact of the proposed amendments to the previous planning permissions associated with this site (SD19A/0370 & SD20A/0257) are minimal, and would not serve to cause any noticeable adverse effect to the development”.*

### **Landscaping**

The Parks and Public Realm Department has reviewed the file and does not wish to make any comments.

### **Services and Drainage**

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

### **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, it is not likely that the proposed development would have

# Comhairle Chontae Atha Cliath Theas

**PR/0251/22**

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

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.

### **Other Considerations**

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

0sq.m – plant and fencing

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq. m.)</b>
Signage	0sq.m (plant)
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	2.5 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 (plant equipment), 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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0251/22**

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

### **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 in accordance with submitted plans and details.
  - (i) The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
  - (ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under SD19A/0370, SD20A/0215 and SD20A/0319, save as may be required by 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 for the written agreement of the Planning Authority:  
Revised plans that incorporate all of the following amendments-  
plans and elevations for the transformer, sprinkler tank and pump house;  
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Roads.

The previous car-park space totals approved under SD19A/0370 (as amended by SD20A/0215 and SD20A/0319) for mobility impaired and EV parking shall be maintained as such.  
REASON: In the interests of sustainable transport.
4. Environmental Health.

conditions:  
(1) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for

# **Comhairle Chontae Atha Cliath Theas**

**PR/0251/22**

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

evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night

shall be avoided irrespective of the noise level.

(2) Prior to commencement of the development the applicant is required to submit an Acoustic Verification report to the Environmental Health Department of South Dublin County Council. The report must confirm whether the development is capable of complying with Council's standard operational noise criteria, set out below:

Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

(a) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in the assessment of the developments overall impact.

(b) The Acoustic Verification report should include performance specifications and any changes/modifications which have been incorporated in order to reduce operational noise levels during the night time period.

The report must include a statement certifying whether the development or proposed use is fully capable of complying with the requirements of the noise control conditions and criteria as set out within the planning consent.

(3) 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.

(4) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

(5) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

(6) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0251/22**

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

REASON: In the interests of protecting the amenities of the area.

5. Drainage.

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

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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

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.

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.

**Comhairle Chontae Atha Cliath Theas**

**PR/0251/22**

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

**REG. REF. SD21A/0363**

**LOCATION: Site at the townland of Collegeland, Baldonnell Business Park, Dublin 22**

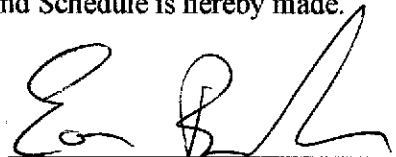
*Colm Harte*

**Colm Harte,  
Senior 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:**

25/2/22



**Eoin Burke, Senior Planner**