

Comhairle Chontae Atha Cliath Theas

PR/0301/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0309 **Application Date:** 15-Nov-2021
Submission Type: Significant **Registration Date:** 04-Feb-2022
Additional
Information

Correspondence Name and Address: JEArchitecture Park House, Ballisk Court, Donabate, Co. Dublin

Proposed Development: Part change of use from offices and warehouse to ancillary trade counter and showroom, offices and warehouse; reduction in area of first floor; new signage to front; relocating fire exit door to side; ancillary works.

Location: Unit 1, Greenhills Business Park, Dublin 24.

Applicant Name: Gama Windows

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.041 hectares

Site Description:

The application site contains a two storey warehouse building located in Greenhills Business Park, Dublin 24. The surrounding area largely comprises similar industrial warehouses, with the site bounding residential development to the south west. The surrounding area is residential in nature. It was noted from the site visit that works are already being undertaken in advance of this planning application being determined.

Site visited:

6 December 2021

Proposal:

As per the site notice, permission is sought for the following:

- Part change of use from office and warehouse to ancillary trade counter and showroom, offices and warehouse.
- Reduction in area of first floor to create mezzanine showroom level
- New signage to front
- Relocation of fire exit door on west elevation
- Removal of temporary storage containers to west of warehouse

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Zoning:

The site is subject to zoning objective 'EE' - *'To provide for enterprise and employment related uses.*

Consultations:

Surface Water Drainage – No objection
Irish Water – No objection, conditions recommended
Parks – No comment
Roads – No objection, conditions recommended
Environmental Health – No Comment

Submissions/Observations /Representations

Submission expiry date – 20/12/2021
No submissions or observations received.

Relevant Planning History

No recent, relevant, planning history recorded for the subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 4 Economic Development & Tourism

ET Policy 3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research and development, food science and associate uses) in business parks and industrial areas.

ET3 Objective 4

To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.

ET3 Objective 5

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

ET Objective 6

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

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Chapter 5 Urban Centres & Retailing

Retail (R) Policy 1 Overarching

It is the policy of the Council to seek to ensure adequate retail provision at suitable locations in the County and to protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area 2008 – 2016. Given the changing economic circumstances since the adoption of the Retail Strategy for the Greater Dublin Area a cautionary approach will be adopted in relation to future quantitative retail floor space requirements.

Chapter 6 Transport & Mobility

Transport and Mobility (TM) Policy 1 Overarching

(TM) Policy 5 Traffic and Transport Management

(TM) Policy 7 Car Parking

Chapter 11 Implementation

Section 11.3.6 Retail Development

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 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

Retail Design Manual – A Good Practice Guide, Department of Arts, Heritage and the Gaeltacht (2012)

Retail Planning Guidelines for Planning Authorities, Department of Housing, Local Government and Heritage (2012)

Retail Strategy for the Greater Dublin Area 2008 – 2016, Regional Planning Guidelines Office, Dublin and Mid-East Regional Authorities (2008)

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Amenity
- Roads

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- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'EE' - *'To provide for enterprise and employment related uses*. Advertising and advertising structures and warehousing are 'Permitted in Principle' under this zoning objective. Offices 100sqm – 1,000sqm and open for consideration under this zoning objective. The showroom element of the proposal does not match a use class stated in the Development Plan however, it is considered that this use would not conflict with the land use zoning objective for the site and is therefore acceptable.

Amenity

External works

External works include new signage on the south elevation, incorporating two signs, relocation of the existing fire door on the west elevation and removal of existing storage containers along the west elevation. It is noted that elevational drawings provided don't show any change to the colour scheme proposed however, the cover letter submitted shows a revised painting scheme for the warehouse's front elevation. No other external changes are noted from the application pack.

It is considered that the west side elevation would be the most sensitive to change, as this side is overlooked by residential dwellings. On this side, the fire door is being relocated and the existing temporary storage containers will be removed. These changes are considered acceptable and would have a limited impact on the visual amenity of nearby properties and the fire safety of the structure.

Drawings state that elevations will remain light grey cladding with blue parapet and window reveals. This is considered acceptable and provides a uniform appearance throughout the business park. The cover letter provided shows a CGI elevation with different cladding colours and reveals. A **condition** should be attached to any grant stating that the elevational treatment of grey cladding and blue parapet and window reveals is the permitted scheme and not the CGI image provided separately on the cover letter. This is in the interests of visual amenity.

Advertising/Signage

New advertising is proposed on the front elevation to replace signs related to the previous occupier of the warehouse.

A sign of 1.29m in height would be located on the front elevation between the warehouse doors and the entrance to the showroom. The sign would be 5.05m wide and would be a logo and lettering stating 'GAMA'. The sign would be made of powder coated aluminium. It is not stated

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whether the sign would be lit, and it is considered appropriate to include a **condition** stating that no illumination of the sign is permitted, to protect residential amenity. A second sign of 0.28m height and 1.17m wide would be located above the entrance doors to the showroom and would match the larger sign in style. It is not clear from drawings what materials or finish this sign would be and this should be clarified by **further information**. A **condition** should be attached to any grant stating that materials and finishes must match and be complementary to the existing building and that no illumination of the sign is permitted.

Following Variation 5 of the County Development Plan, the criteria in section 11.2.8 should be applied to signs on the outside of a building. In terms of the requirements of this section, the relevant criteria are listed below with an assessment of each:

- *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. Outdoor advertising structures (on buildings or standalone) will be assessed having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).* – only two signs are proposed under this application and both would be located on the front elevation of the warehouse. This is considered acceptable.
- *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.* – one sign would be located directly over the entrance to the showroom. This is considered acceptable. The second sign would be located on the front elevation and would replace existing signage relating to the previous occupiers of the warehouse. This is considered acceptable.
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.* – the signs are simple and coordinate with each other, giving a unified appearance. It is considered that the signs are appropriate for their location, within a business park.
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.* – The proposed signage is considered to be appropriately sized in relation to the warehouse building and its location.
- *Any sign, advertising structure or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.* – The Roads Department have not stated a concern in terms of pedestrian or cyclist movement or the creation of a traffic hazard.
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it. The illumination of signs and advertising structures should have regard to the SDCC Outdoor Advertising Strategy (2019).* – Materials for the larger of the two signs are stated to be powder coated aluminium. No details have been provided for the materials of the entrance signage and this should be clarified by **further information**. No lighting is stated for either sign. A **condition** should be attached to any grant of permission stating that illumination of the signs would be subject to a new application.

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- *Applications for advertising structures will be considered having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).* – the application has been considered against the criteria of the Advertising Strategy. The site is located in Zone 2 where advertising signs are considered acceptable in principle.
- *To consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses and with secondary consideration of the SDCC Outdoor Advertising Strategy (2019). In all such cases, the structures must be of high-quality design and materials, and must not obstruct or endanger road users or pedestrians, nor impede free pedestrian movement and accessibility of the footpath or roadway.* – it is considered that the simple design of the signs is acceptable, and the Roads department has not raised any issues or concerns in relation to traffic safety of the movement of pedestrians.

Under the South Dublin County Council Outdoor Advertising Strategy (2019), the site is located within Zone 2 of the Zones of Advertisement Control, which consists of urban centres and locations comprising retail, amenity, and commercial uses.

Based on the above, the signs are considered acceptable in principle. The signs would replace existing signage for a previous occupier of the warehouse unit and would be important in alerting visitors to their destination. **Further information** should be sought to clarify the materials of the entrance sign. A **condition** should be attached to any grant of permission stating that the signs are not to be illuminated, to protect residential amenity.

Internal alterations

Internal works include a revised ground floor layout, providing staff facilities, a public showroom and warehouse space. On the first floor, the floor area would be reduced, providing a mezzanine type showroom area in the centre with warehouse space and offices either side. A new staircase would connect the showroom area, with a second staircase provided to access the office and meeting room spaces. These changes are considered acceptable.

Summary

Based on the above, the proposed change of use and alterations are acceptable. Following a site visit, it was clear that the proposed works are already being undertaken at the site. As such, readvertisement is required to clearly state that the application is for retention and completion works. This should be addressed by **further information**.

Roads

The Roads Department has reviewed the application and stated no objection subject to conditions. An extract from the report states:

1. *Prior to commencement the applicant shall submit a revised layout showing 2 EV charging car parking spaces at the proposed development, as a requirement under*

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SDCC SPD 2016-2022, 10% of the total no. vehicular parking spaces to be equipped with electrical charging points.

- 2. All external bicycle parking spaces shall be covered.*

It is considered appropriate to request **further information** requiring a revised site layout detailing the location of the EV charging parking spaces and the location of covered bicycle parking to be submitted.

Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection. Irish Water has reviewed the application and has stated no objection subject to **conditions** requiring the applicant to enter into water and waste water connection agreements with Irish Water prior to the commencement of development, if necessary. The site already appears to have a water connection given the existing on-site facilities and therefore it is not considered necessary to attach these **conditions**.

Environmental Health

Environmental Health has reviewed the application and has no comment other than to say the application is acceptable.

Screening for Appropriate Assessment

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

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

It is considered that further information should be sought in relation to the following:

- The applicant should be requested to readvertise the application, clearly stating that permission and retention permission is sought in relation to the works that have commenced on site.
- The applicant should be requested to submit additional drawings detailing the materials for the entrance signage.

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- The applicant should be requested to submit a revised site layout showing the location of 2 EV charging car parking spaces and details of covered bicycle parking.

Recommendation

Request Further Information

Further Information

Further Information was requested on 13/01/2022

Further Information was received on 04/02/2022

Consultations

Roads – No objection, conditions recommended

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

1. From the site visit it was clear that construction works are underway at the site. It is therefore considered that the public notices submitted are not accurate, as they do not mention the retention element of the works. The applicant is therefore requested to readvertise the application, stating that retention and completion of development is being sought. A new site notice, newspaper notice and revised fee will be required.
2. It is not clearly stated on the drawings submitted what materials and finishes are proposed for the signage above the entrance. The applicant is requested to submit additional information in relation to the signage above the entrance to allow for a full assessment of the proposals.
3. The applicant is requested to submit a revised layout showing 2 EV charging car parking spaces at the proposed development. As a requirement under SDCC Development Plan 2016-2022, 10% of the total no. vehicular parking spaces to be equipped with electrical charging points. In addition, the applicant is requested to submit details for covered bicycle parking spaces.

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 4th February 2022.

Item 1 – Public Notices

The application has been readvertised clearly stating that retention and completion of works is being sought. This is considered acceptable.

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Item 2 – Signage Materials

Signage materials were not previously provided for the proposed sign above the entrance door. This element of the application has been omitted, with the revised notice stating the existing signage is to be removed. Elevations provided are consistent with this description. This is considered acceptable. A **condition** should be attached to any grant stating that further signage proposals for the building would be subject to planning permission.

Item 3 – EV Charging Spaces

A site layout has been provided showing parking for 2 EV Charging car parking spaces. This is considered acceptable. The Roads Department has reviewed the additional information and have no objection to the development. Their report recommends a **condition** is included as follows:

- 1. All bicycle parking spaces shall be designed in accordance with the requirements of the National Cycle Manual, NTA (2011).*

This **condition** is considered appropriate to ensure that all bicycle parking is suitable and provided in accordance with national requirements.

Conclusion

The development subject to **conditions**, is considered to be consistent with the zoning objective 'EE' - *'To provide for enterprise and employment related uses'* and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Other Considerations

Development Contributions

No additional floor area proposed, change of use floor area 688sq.m.

SEA Monitoring Information

Building Use Type Proposed:	Works to existing warehouse showroom
Floor Area:	N/A
Land Type:	Industrial
Site Area:	0.041 hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 04/02/2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. 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.
3. Signage Not Internally Lit.
The proposed signage shall not be internally illuminated.
REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area.
4. Bicycle Parking
All external bicycle parking spaces shall be covered
REASON: To ensure adequate provision of bicycle parking.

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5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €67,946.88 (sixty seven thousand nine hundred and forty six euros and eighty eight 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 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.


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REG. REF. SD21A/0309

LOCATION: Unit 1, Greenhills Business Park, Dublin 24.



Jim Johnston,
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:

3/3/22



Eoin Burke, Senior Planner