

Comhairle Chontae Atha Cliath Theas

PR/0345/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0020 **Application Date:** 21-Jan-2022
Submission Type: New Application **Registration Date:** 21-Jan-2022
Correspondence Name and Address: Samantha Santoni, McGahon Architects Limited 19,
Jocelyn Street, Dundalk, Co. Louth
Proposed Development: 9 non-illuminated signs to replace existing and 1 new
non-illuminated sign.
Location: Unit 1, Belgard Industrial Estate, Belgard Road,
Tallaght, Dublin 24
Applicant Name: FedEx Express (Ireland) Limited
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 1.2299 Hectares.

Site Description:

The subject site is located along Mayberry Road within the established Belgard Industrial Estate which contains 2 industrial warehouse units. The subject site is bound by the Mayberry Road along its northern boundary and by industrial buildings and grounds to the remaining boundaries. Belgard Road is located to the west of the subject site. The pattern of development in the vicinity comprises large industrial buildings in large compounds. There is a residential area to the north of the site across Mayberry Road.

Proposal:

The proposal comprises of the following:

- 9 non-illuminated signs to replace existing.
- 1 new non-illuminated sign.
- Proposed works measure 0sq.m.

Zoning:

The subject site is subject to zoning objective 'REGEN' - *'To facilitate enterprise and/or residential led regeneration'*. It is noted that Warehousing is open for consideration under zoning objective 'REGEN'.

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Consultations:

Surface Water Drainage: Not Applicable.

Irish Water: Not Applicable.

Roads: No objection, subject to **conditions**.

SEA Sensitivity Screening:

No overlap identified with SEA screening tool software.

Submissions/Observations /Representations:

None received.

Relevant Planning History:

Adjacent sites

SD12A/0180: Unit 18, Belgard Industrial Estate, Mayberry Road, Tallaght, Dublin 24.

Change of use from warehouse use to office use of 234sq.m. of existing internal ground floor warehouse space including 2 no. windows to rear and 1 no. window to side elevations all to facilitate existing administration requirements within the existing business.

Decision: **GRANT PERMISSION.**

SD10A/0212: Belgard Industrial Estate, Mayberry Road, Tallaght, Dublin 24.

Retention of cctv pole.

Decision: **GRANT PERMISSION FOR RETENTION.**

Relevant Enforcement History:

None traced.

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.

ET2 Objective 1:

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:

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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

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

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Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

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

Regional Planning Guidelines for the Greater Dublin Area 2010- 2022

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)

Assessment:

The main issues for assessment are:

- Zoning and Council policy,
- Signage & Visual Amenity,

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- Access & Parking,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council policy

The site is zoned 'REGEN' - '*To facilitate enterprise and/or residential led regeneration*'. It is noted that Warehousing is open for consideration under zoning objective 'REGEN'. The proposed development relates to replacement of signage. Therefore, the principle of the proposed development is considered to be acceptable.

Signage & Visual Amenity

The replacement of 9 existing signs with 9 no. non-illuminated replacement signs and the addition of 1 new non-illuminated sign is not considered to have a significant adverse visual impact on the surrounding area or on the appearance of the industrial estate. Signage will be located mainly on the western elevation with one sign located on the northern elevation.

Sign 1

The non-illuminated 'FedEx' sign will be located on the north elevation and will have a height of c.1.524m and will have a width of c.5.156m and will be c.0.2m in thickness.

Sign 2 consisting of 6 no. signs denoting vehicular parking bays

The 6 non-illuminated sign will be located on the west elevation and will have a height of c.0.35m and will have a width of c.0.305m and will be relatively flat in thickness. The drawings submitted show that the proposed signage will be similar to the existing.

Sign 3

The non-illuminated 'QUIET' sign will be located on the west elevation and will have a height of c.1.4m and will have a width of c.2.44m and will be relatively flat in thickness.

Sign 4 (new sign)

The non-illuminated 'QUIET' sign will be located on the west elevation and will have a height of c.1.4m and will have a width of c.2.44m and will be relatively flat in thickness.

Sign 5

The non-illuminated 'FedEx' sign will be located on the north elevation and will have a height of c.1.524m and will have a width of c.5.156m and will be c.0.2m in thickness.

The proposal would not have a significant adverse impact on visual amenity and would visually accord with the character of the industrial nature of the area. The proposal would broadly comply

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with *Section 11.2.8 Signage – Advertising, Corporate and Public Information* of the SDCC Development Plan 2016-2022.

Under Schedule 6 of the South Dublin County Development Plan 2016 – 2022, the site is located in 'Zone 5'. Signage is open for consideration here subject to criteria in section 7.0 of Schedule 6. Considering the scale and nature of the proposal, and the content of Schedule 6, the proposal is acceptable.

Access & Parking

The Roads Section has examined the file relating to proposal and has no objections, subject to **conditions**. An extract taken from the Roads Section states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

Replace of non-illuminated signs, no impact on any public roads.

No Roads objections subject to the following conditions:

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

Notwithstanding the Roads report above, the condition recommended suggests that the signage will be illuminated whereas the application is for **9 non-illuminated signs**. Therefore, it is not considered appropriate to attach the above condition in the event of a grant.

Services and Drainage

Irish Water notes that the proposal is not applicable. Surface Water Drainage also notes that the proposal is not applicable

Screening for Appropriate Assessment (AA)

The planning report submitted with the subject application states that, following preliminary assessment, the proposed development will not cause any direct impacts upon any Natura 2000 sites and that the risk of indirect impacts will be negligible. It is considered due to the scale and nature of the proposal, that the proposed development will not cause any impacts on Natura 2000 sites and that Appropriate Assessment is not required.

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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 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.

Other Considerations

Development Contributions

- Signage only.
- Assessable area is nil.

| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Industrial - Signage | 0sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 1.2299 |

Conclusion

It is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area and would therefore be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed development would be in compliance with Council policy.

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.

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SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
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.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Restrictions on Signage.
Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.
REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.
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. Minimise Air Blown Dust.
During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.
REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.
5. Construction Noise and Hours.
To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours

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on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the 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 unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.


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REG. REF. SD22A/0020

LOCATION: Unit 1, Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24



Colm Maguire,
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: 21/3/22



Eoin Burke, Senior Planner