

Comhairle Chontae Atha Cliath Theas

PR/0403/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0033 **Application Date:** 04-Feb-2022
Submission Type: New Application **Registration Date:** 04-Feb-2022

Correspondence Name and Address: Barry Lyons Unit 202, Citywest Business Centre, 3013 Lake Drive, Citywest, Dublin 24

Proposed Development: Retention permission and continuation of use of a former double height warehouse within their building as 426.6sq.m of office use, over two floors as well as all associated and ancillary elevation changes.

Location: Unit 3-4, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22

Applicant Name: Circet Networks (Ireland) Ltd.
Application Type: Retention

(CS)

Description of Site and Surroundings:

Site Area: 0.045 Hectares.

Site Description:

The subject site is situated in Crag Avenue Business Park in Clondalkin Industrial Estate. The surrounding uses in the immediate vicinity are characterised as industrial in nature and the area is zoned under Objective EE to provide for enterprise and employment related uses.

Proposal:

The proposed development consists of the following:

- Retention and continuation of use of former double height warehouse within the building as 426.6sq.m. of office use over two floors.
- Retention of associated and ancillary elevational changes.

Consultations:

Roads Department: **Additional Information** recommended or **conditions** to be attached if granting.

Surface Water Drainage: No objection, subject to **conditions**.

Irish Water: No objection subject to **conditions**.

Parks Department: No comments or objections following review.

SEA Sensitivity Screening

No overlap identified with relevant environmental layers.

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Submissions/Observations /Representations:

None.

Relevant Planning History:

SD19A/0255: Retention of: (i) change of use of part of ground floor warehouse area to reception area, canteen and wc's; (ii) curtain glazing and door at ground floor and windows at first floor level and double height glazed entrance lobby. Permission for: (i) ground floor lobby and wc's; (ii) extension of first floor mezzanine to provide open plan office and storage area.

Decision: **GRANT PERMISSION & GRANT RETENTION.**

Adjacent sites

S00A/0834: Unit 3 Crag Avenue.

Retention and completion of the three block light industrial unit to the rear of unit 3, approved under Planning Ref. No. S98A/00908.

Decision: **GRANT PERMISSION.**

SD15A/0170: Crag Avenue, Clondalkin Industrial Estate, Dublin 22.

Provision of a waste transfer station for the importation and temporary storage of inert soil and stone, construction & demolition waste and green waste (garden & park waste), associated with the company's principal business activities. The imported materials will be segregated and recycled for onward reuse. The proposed development requires a Certificate of Registration under the Waste Management (Facility Permit and Registration) Regulations 2007 & 2008.

Decision: **GRANT PERMISSION.**

SD14A/0110: Crag Avenue Business Park, Clondalkin Industrial Estate, Clondalkin, Dublin 22.

Retention of use of yard as a refuse transfer station for construction and demolition waste associated with the operations of the company, subject to waste facility licence; retention of prefabricated structures on the site that are used as garages, stores and offices associated with the operation of the facility and retention of wash shed.

Decision: **GRANT PERMISSION FOR RETENTION.**

S00A/0561: Unit 5 & 6 Crag Avenue Business Park, Clondalkin.

Alterations to the rear, front elevations and for the construction of a new external fuel tank and generator compound area to the front.

Decision: **GRANT PERMISSION.**

SD06A/1095: Site adjoining Cappoquinn Chicken, Unit 3, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22.

Construction of Elba Werk concrete batching plant, wheel wash facility, aggregate storage area, Bibko RWS concrete washer plant, underground settlement tank, demolition of sheds on site and

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removal of south eastern corner of Cappelquinn building to improve existing vehicular access to site and associated works on a site of 0.184 hectares.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History:

None recorded for subject site.

Pre-Planning Consultation:

None recorded.

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

Section 1.12.0 Employment Lands

Policy ET3 Enterprise and Employment (EE)

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

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

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Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

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 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly, Eastern and Midland Regional Assembly, (2019).

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).

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Assessment:

The main issues for assessment are compliance with:

- Zoning and Council policy,
- Visual Impact,
- Access and Parking,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area zoned Objective 'EE' – 'to provide for enterprise and employment related uses'. The land use zoning matrix for objective 'EE' lists warehousing and office-based industry as 'permitted in principle'. Offices of 100sq.m.–1000sq.m. are 'open for consideration'. The principle of retention and continuation of use of the warehouse for office purposes and changes to elevations on the subject site is generally considered to be acceptable, subject to visual impact, access and parking and services and drainage which will be assessed below.

Visual Impact

The warehouse building is an existing two storey double commercial unit in a row of similar units with a gable fronted composite cladding façade at first floor level and a forticrete blockwork externa finish at ground floor level.

The retention and continuation of use of the former double height warehouse within the building as 426.6sq.m. of office use over two floors is considered to be acceptable and is not considered to have any significant adverse visual impact.

The retention of associated and ancillary elevational changes is considered to be acceptable and is not considered to have any significant adverse visual impact.

Overall, it is considered that the development fits in with the character of the area and will not adversely impact on the visual amenities of the area.

Access and Parking

The file was referred to the Roads Section and a report was received recommending **Additional Information** be requested or conditions to be attached in the event of a grant of permission.

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An extract taken from the Roads report 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

Retention permission and continuation of use of a former double height warehouse within their building as 426.6sq.m of office use, over two floors as well as all associated and ancillary elevation changes.

The applicant has provided a rational for the quantity of parking available, the roads department require the location of the parking to be identified.

*Roads recommend that **additional information** be requested from the applicant:*

1. The applicant is requested to submit a revised layout of not less than 1:100 scale the location and number of parking spaces to be provided at the development. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.

2.(a). The applicant is requested to submit a revised layout not less than 1:100 scale showing the bicycle parking within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

2(b)..All external bicycle parking spaces shall be covered.

*Should the permission be granted, the following **conditions** are suggested:*

1. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.

Following further consultation with the Roads Section it was advised that the subject site is within Zone 1 (General rate applicable throughout the County). Therefore, the maximum car parking for 426m² of office space would be 9 for zone 1. A minimum of 4 No. bicycle parking spaces should be provided for and they should be covered and secure. As the applicant has not indicated any car parking or bicycling parking provision it is considered appropriate to request the above **Additional Information**.

Services and Drainage

Surface Water Drainage and Irish Water have reviewed the file and note no objections subject to conditions. It is considered appropriate to attach these conditions in the event of a grant of permission.

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Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Screening for 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 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

- Retention and continuation of use of former double height warehouse within the building as 426.6sq.m. of office use over two floors.
- Assessable area is 426.6sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Warehousing & Office Use	426.6
Land Type	Site Area (Ha.)
Enterprise and Employment	0.045 ha

Conclusion

Request Additional Information.

Recommendation

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

1. The applicant is requested to submit the following information regarding car parking and bicycle parking provision:
 - (1) a revised layout of not less than 1:100 scale the location and number of parking spaces to be provided at the development. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.
 - (2) a revised layout not less than 1:100 scale showing the bicycle parking within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022. All external bicycle parking spaces shall be

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covered and secure.

The subject site is located within Zone 1 (General rate applicable throughout the County).

Therefore, the maximum car parking for 426sq.m of office space would be 9 for Zone 1.

A minimum of 4 bicycle parking spaces should be provided for and they should be covered and secure.

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REG. REF. SD22A/0033

LOCATION: Unit 3-4, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22

jjohnston

Jim Johnston,
Senior 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:

31/3/22

Eoin Burke

Eoin Burke, Senior Planner