

Comhairle Chontae Atha Cliath Theas

PR/0448/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0037 **Application Date:** 10-Feb-2022
Submission Type: New Application **Registration Date:** 10-Feb-2022

Correspondence Name and Address: Patrick Kavanagh Unit G3, Calmount Business Park, Ballymount, Dublin 12

Proposed Development: Alterations to previously granted planning alterations application, Reg. Ref. SD21A/0083, at Block A, College Lane, Greenogue, Rathcoole, Co. Dublin. The subject alterations refer to subdivided Unit A2 only consists of omission of a previously proposed addition to existing staff facilities block A3, which is no longer required as part of the development. The results in change of use 133sq.m ancillary office/staff facilities area on the first floor. All other details remain as per the granted application reg ref SD21A/0083.

Location: Block A, College Lane, Greenogue, Rathcoole, Co. Dublin

Applicant Name: Aerodrome PropCo Limited

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site visit: 21 March 2022

Site Area: stated as 3.254ha

Site Description:

The subject site is located south of the Newcastle Road and College Lane, south of Greenogue and Baldonnell Aerodrome Business Parks, Rathcoole, Co. Dublin. The site comprises a subdivided warehouse unit. This application relates to Unit A2, part of the subdivided unit.

Proposal:

Alterations to previously granted planning alterations application, Reg. Ref. SD21A/0083, at Block A, College Lane, Greenogue, Rathcoole, Co. Dublin. The subject alterations refer to subdivided Unit A2 only consists of omission of a previously proposed addition to existing staff facilities block A3, which is no longer required as part of the development. The results in change

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of use 133sq.m ancillary office/staff facilities area on the first floor. All other details remain as per the granted application reg ref SD21A/0083.

Zoning:

The subject site is subject to zoning objective 'EE' - '*To provide for Enterprise and Employment Related Uses*' under the South Dublin County Council Development Plan 2016-2022.

Consultations:

Health & Safety Authority – No report received at time of writing.

Irish Water – No objections, subject to conditions.

TII – No objections.

Parks – No comments.

Roads – No objections.

Water Services – no objections, subject to conditions.

Department of Defence - No report received at time of writing.

Submissions/Observations /Representations

None.

Relevant Planning History

SD21A/0219 1 ESB Substation and MV Switch room to serve warehouse development Block A; ESB substation and MV Switch room have a total internal floor area of 28sq.m and are 3.6m high; Block A development, currently under construction, was originally granted under South Dublin County Council planning permission Reg. Ref SD18A/0265 and SD21A/0082. **Grant Permission**

SD21A/0083 Subdivision of existing Block A (existing areas; 14,267sq.m warehouse and 1019sq.m ancillary office/staff facilities as granted permission under Reg. SD19A/0265 into 2 warehouse units. Unit A1: 6600sq.m existing warehouse, 684sq.m existing ancillary office/staff facilities; Unit A2: 7474sq.m existing warehouse, 335sq.m existing ancillary office/staff facilities; 133sq.m change of use of existing warehouse to ancillary office/staff facilities and 174sq.m additional first floor ancillary office/staff facilities; ; minor elevation adjustments to north & west elevation of Unit A2 to facilitate the additional ancillary office/staff facilities; minor alterations to existing ancillary staff facilities to facilitate the subdivision; subdivision of the rear HGV yard by internal fencing; provision of new HGV access gate to Unit A1 from the existing estate access road. **Grant Permission**

SD21A/0082 Subdivision of existing Block A (existing areas; 14,267sq.m warehouse and 1019sq.m ancillary office/staff facilities as granted permission under Reg. SD19A/0265 into 2 warehouse units. Unit A1: 9169sq.m existing warehouse, 684sq.m existing ancillary office/staff facilities block A1 & 286sq.m existing ancillary office/staff facilities block A2; Unit A2:

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4965sq.m existing warehouse & 356sq.m proposed ancillary office/staff facilities block A3 (consisting of 49sq.m existing toilet block, 133sq.m, change of use of existing warehouse to ancillary office/staff facilities on ground floor & 174sq.m additional first floor ancillary office/staff facilities; minor elevation adjustments to north & west elevation of Unit A2 to facilitate the additional ancillary office/staff facilities; subdivision of the rear HGV yard by internal fencing; provision of new HGV access gate to Unit A1 from the existing estate access road. **Permission Granted**

Note: SD21A/0083 and SD21A/0082 were granted permission on the same date and related to different options for subdivision of the unit.

SD20A/0202 - SDCC **Granted Permission** for 2 above ground firefighting water holding tanks and 2 integrated pumphouses plus ancillary works to serve the 2 industrial development sites currently under construction at Block A & B.

SD18A/0265 – SDCC **Granted Permission** for the provision of 2 warehouses with ancillary three storey office and staff facilities and associated development. Building A will have a maximum height of 18.3m with a gross floor area of 15,286sq.m including a warehouse area (14,267sq.m), ancillary office area (413sq.m) and staff facilities (606sq.m). Building B will have a maximum height of 17.4m with a gross floor area of 26,384sq.m including a warehouse area (23,421sq.m), ancillary office areas (1,870sq.m) and staff facilities (1,093sq.m). The development will also include the provision of a new vehicular access to the site via the Greenogue Roundabout; internal roadways; pedestrian access; 422 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; 2 ESB substations (18sq.m); lighting; boundary treatments; and associated site development works above and below ground.

Adjacent site

SD19A/0407 - College Lane, Greenogue, Rathcoole, Co. Dublin. SDCC **Granted Permission** for Provision of a warehouse unit with ancillary three storey office and staff facilities and associated development; the building will have a maximum height of 23.7m with a gross floor area of 13,959sq.m including a warehouse area (12,369sq.m); staff facilities (548sq.m) and ancillary office area (1,042sq.m); provision of one new vehicular access/egress point at the northern corner of the subject site and one HGV access/egress point at the southern corner of the subject site which connects onto the internal access road for two adjacent permitted warehouses (Reg. Ref. SD18A/0265) and permitted waste metal facility (Reg. Ref. SD19A/0065) which links to the Greenogue Roundabout on the R120; 119 ancillary car parking spaces; bicycle parking; HGV yard with 12 loading bays; level access goods doors; dock levellers; hard and soft landscaping; ESB substation (9sq.m); boundary treatments and associated site development works above and below ground.

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Relevant Enforcement History

None

Pre-Planning Consultation

None relating to this proposal

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

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 ET2 Enterprise and/or Residential Led Development in Regeneration Zones

Policy ET3 Enterprise and Employment (EE)

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 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

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

Policy HCL12 Natura 2000 Sites

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.5 Enterprise and Employment Areas

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

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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 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Assessment

The main issues for assessment are:

- Zoning and Council policy,
- Visual amenity,
- Services and drainage,
- Car parking,
- Appropriate assessment,
- Environmental Impact Assessment.

Zoning and Council Policy

The site is located in an area zoned EE ‘to provide for enterprise and employment-related uses’. The description of development states “*The subject alterations refer to subdivided Unit A2 only consists of omission of a previously proposed addition to existing staff facilities block A3, which is no longer required as part of the development. The results in change of use 133sq.m ancillary office/staff facilities area on the first floor*”. It is apparent from the floor plans, that the changes are as follows:

- Ground floor: toilets etc would be retained, but entrance lobby, office etc would revert to warehouse
- First floor: offices would be removed and the space would be used solely as a ceiling for the services below.

The proposal would therefore result in a minimal increase in warehouse space that would be similar to the original permission granted under SD19A/0265.

The principle of the proposed development is acceptable

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Visual Impact

There are no changes proposed to the external elevations.

Access and Parking

Roads has stated “*In effect changing 300m² of office space. The total quantum of parking was reduced by 100 spaces to 322 – 110 No. spaces for Block A and 212 spaces for Block B under application SD18A/0265. The reduction in floor area would require 3 fewer parking spaces. No other roads infrastructure is affected by the omission*”. There are no objections to the proposal.

TII has no observations to make.

Services and Drainage

Water Services and Irish Water have raised no objections subject to conditions.

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.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Development Contributions Assessment Overall Quantum

- Change the use of office/staff facility to warehouse (133sq.m)
- Omission of first floor office space (174sq.m)

Assessable Area: 133sq.m

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SEA Monitoring Information

Building Use Type Proposed: warehouse
Floor Area: nil – change of use
Land Type: Brownfield/Urban Consolidation.
Site Area: 3.254 ha

Conclusion

Having regard to the 'EE' zoning objective of the site and existing and proposed development in the vicinity, it is considered that subject to compliance with the conditions set out below, the proposed changes would not significantly detract from the character of the surrounding area, would be generally in accordance with the current South Dublin County Council Development Plan. As such, the proposed development would be in accordance with the proper planning and sustainable development of the area. It is, therefore, recommended that permission be granted subject to conditions set out below.

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 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.

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2. Permission.

All conditions of parent permissions granted under Reg. Refs. SD21A/0083 and SD19A/0265, to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.

REASON: To ensure integration with the existing planning permission and to specify the date on which the permission shall expire and clarify the conditions attached to the development.

3. Drainage.

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

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

(c) The developer shall ensure that there are suitable measures taken to mitigate any flood risk for proposed development.

(d) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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.

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REG. REF: SD22A/0037

LOCATION: Block A, College Lane, Greenogue, Rathcoole, Co. Dublin

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:

6/4/22

E. R. A.

Eoin Burke, Senior Planner