



THORNTON O'CONNOR
TOWN PLANNING

Planning Application

In respect of an Amendment to a Previously Permitted Industrial Scheme (Permitted under SD19A/0407, as amended by SD21A/0200) at a Site Known as 'Site C', College Lane, Greenogue, Rathcoole, Co. Dublin

Submitted on Behalf of

Jordanstown Properties Limited

April 2022

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Planning Department
South Dublin County Council
County Hall
Tallaght
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Friday, 1st April 2022

Dear Sir/ Madam

RE: AMENDMENT TO A PREVIOUSLY APPROVED WAREHOUSE DEVELOPMENT COMPRISING AN OVERALL INCREASE IN THE COMMERCIAL FLOOR AREA FROM THE PERMITTED 27,683 SQ M TO 30,017 SQ M AT A SITE KNOWN AS SITE C, COLLEGE LANE, GREENOGUE, RATHCOOLE, CO. DUBLIN

1.0 INTRODUCTION

1.1 Application for Development

Jordanstown Properties Limited¹ has retained Thornton O'Connor Town Planning² in association with Kavanagh Burke Consulting Engineers³ to prepare this planning application for an amendment to a previously permitted industrial scheme (permitted under SD19A/0407 as amended by SD21A/0200) at a site known as 'Site C', College Lane, Greenogue, Rathcoole, Co. Dublin.

The scheme permitted by South Dublin County Council relates to an industrial development (27,683 sq m) comprising a warehouse (14,225 sq m), staff facilities (1,616 sq m), ancillary offices (776 sq m), warehouse mezzanines (9,703 sq m) and plant room (1,363 sq m). A Final Grant of permission for the amendments sought in accordance with Reg. Ref. SD21A/0200 was issued on 21st January 2022 and further to the recent grant of permission, the end user has requested some further minor amendments to adapt the building to suit their operational needs, which are subject to this planning application.

1.2 Extant Permissions SDCC Reg SD19A/0407 & SDCC Reg SD21A/0200

On 24th of April 2020, permission was granted for the provision of a warehouse unit with ancillary three storey office, staff facilities and associated development. The building was permitted with a maximum height of 23.7 m with a gross floor area of 13,959 sq m.

¹Greenogue Plaza, Greenogue Industrial Estate, Rathcoole, Co. Dublin.

² No. 1 Kilmacud Road Upper, Dundrum, Dublin 14.

³ Unit G3, Calmount Park, Ballymount, Dublin 12.

The development also included the provision of 1 No. new vehicular access/egress point at the northern corner of the subject site and 1 No. HGV access/egress point at the southern corner of the subject site which connect onto the internal access road for 2 No. adjacent permitted warehouses (SDCC Reg. Ref. SD18A/0265) and a permitted waste metal facility (SDCC Reg. Ref. 19A/0065) which links to the Greenogue Roundabout on the R120; 119 No. ancillary car parking spaces; bicycle parking; HGV yard with 12 No. loading bays; level access goods doors; dock levellers; hard and soft landscaping; ESB substation (9 sq m); boundary treatments; and associated site development works above and below ground.

On the 2nd of December 2021, an amendment to the 'Parent Permission' was issued a Notification of Decision to grant permission for modifications comprising: an overall increase in the commercial floor area by 13,724 sq m from the permitted 13,959 sq m to 27,683 sq m. The amendments included 2 No. mezzanine levels in the warehouse area to provide a total of 5 No. internal floor levels. The permitted maximum height of the development at 23.7 metres was unchanged. The additional 13,724 sq m development permitted in the amendment application comprises an increase in the warehouse floor area from 12,369 sq m to 14,225 sq m, staff facilities from 548 sq m to 1,616 sq m and a reduction in ancillary office area from 1,042 sq m to 776 sq m. In addition to the provision of a 2 No. storey mezzanine warehouse area (9,703 sq m), the amended development will comprise an integrated plant room (434 sq m) and plant area on 2 No. floors (929 sq m). The amendments also comprised a reduction in the previously permitted 119 No. ancillary car parking spaces to 87 No. car parking spaces; 12 No. designated van parking spaces (no dedicated van spaces previously proposed); 124 No. permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 No. to 14 No. and the provision of 16 No. van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (42.6 sq m and 3 m height); bin storage (45 sq m and 2.9 m height); amended lighting layout; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground. A Final Grant of permission for this application issued on 21st January 2022.

1.3 Summary of this Proposed Amendment Application (i.e., Second Amendment Application)

The purpose of the now proposed amendment application is to facilitate the exacting requirements of the end users Uniphar. Works subject to this planning application pertain to an additional mezzanine platform to accommodate plant/machinery and the insertion of opes into one of the permitted mezzanine levels to accommodate plant/machinery used in the picking system in addition to minor internal and external alterations and elevational changes.

The development will consist of modifications to a permitted warehouse development (as granted under SD19A/0407, as amended by SD21A/0200). The amendments principally comprise an overall increase in the commercial floor area of the warehouse by 2,334 sq m from the permitted 27,683 sq m to 30,017 sq m. The modifications proposed include: an increase in plant/machinery areas from 1,363 sq m to 3,933 sq m (principally through the provision of an additional mezzanine level within the warehouse area to accommodate plant/machinery); a reduction in the permitted mezzanine level 2 from 9,703 sq m to 9,349 sq m (principally through the provision of opes in the mezzanine floor to accommodate machinery associated with an advanced picking system); an increase in warehouse floor area from 14,225 sq m to 14,282 sq m; an increase in staff facilities from 1,616 sq m to 1,659 sq m; and an increase in ancillary office area from 776 sq m to 794 sq m.

The development will also include: the provision of security hut (14.7 sq m) close to the southern site boundary; the relocation of the building's main entrance stair core at the western elevation; elevational changes including the repositioning of 2 No. level entry doors and 1 No. dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 No. M&E rooms; internal modifications including the insertion of a warehouse toilet block at ground floor level, repositioning of stair cores; the provision of a pedestrian gate adjacent to the bin store; reduction in bin area from previously approved 45 sq m to 38 sq m; provision of compactor in place of 1 No. van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 No. to 11 No. in a modified arrangement; relocation of van egress gate further south; modifications to the position of the van loading entry doors and associated canopy; modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking area and the HGV circulation area and removal of 2 No. green walls; and all associated site works above and below ground.

The permitted maximum height of the development at 23.7 metres will remain unchanged and the provision of car and bicycle spaces will remain unchanged.

1.4 Appropriate Assessment

This application was screened for Appropriate Assessment.

Having regard to the location of the subject site at a distance from any Natura 2000 sites, and the nature and extent of the development (amendments to a permitted warehouse), it is considered that no adverse environmental impacts will arise for the nearest Natura 2000 sites. Thus, it is considered that no Appropriate Assessment is required for this proposal.

1.5 Purpose of this Report

The purpose of this Planning Report is to provide an overview of the following:

Section 1.0:	Introduction
Section 2.0	Site Location and Description
Section 3.0:	Rationale for the Proposed Application
Section 4.0:	Planning History
Section 5.0:	Development Description
Section 6.0:	Planning Policy Context
Section 7.0:	Planning Application Administration
Section 8.0:	Conclusion

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The subject site is located to the south-east of Greenogue Business Park and to the south-west of the Aerodrome Business Park, in an established business location in South-West Dublin. The subject site is ideally located in close proximity to the R120 and N7 roadways.

The site is located within approximately 400 metres of bus stops on College Lane (located between the Greenogue and Aerodrome Business Parks) which will facilitate easy access to and from the site, allowing employees to commute to work by public transport. The No. 68 bus serves locations such as Newcastle, Clondalkin, Red Cow, Bluebell Luas, Dolphin's Barn and Dublin City Centre including Camden Street, Aungier Street, Poolbeg Street, College Green, Exchequer Street and South Circular Road.



Figure 2.1: Location of Subject Site (Indicative Site Boundary outlined in Red).

Source: Myplan.ie, OSI Map, annotated by Thornton O'Connor Town Planning, 2022.

2.2 Site Context

The subject site, which is generally regular in shape, measures approximately 2.7 Ha (c. 27,000 sq m). The proposal seeks to provide minor amendments to a previously permitted warehouse unit with ancillary office use which will utilise a strategically positioned zoned site to provide enterprise and employment uses. Greenogue Business Park is a thriving employment node and home to many major industrial firms in south-west Dublin. We highlight that Uniphar occupy an existing unit in the Greenogue Industrial Estate (Units 646 A and B), in addition to a unit at Citywest and that this application provides minor modifications to their plans for expansion of their operations in South Dublin.



Figure 2.2: Aerial View of the Subject Site as Shown in Red (Indicative Only).

Source: Google Maps, Annotated by Thornton O'Connor Town Planning, 2022.

The vehicle and pedestrian entrances to the subject site are via the permitted access road to the north of the subject site (permitted under SD18A/0265, SD19A/0065). This access road connects to the R120 road, which is also utilised by the Greenogue and Aerodrome Business Parks. The planning history of surrounding sites is provided at Section 4.0 of this report. There are no changes proposed to the access arrangements in this amendment application.

3.0 RATIONALE FOR THE PROPOSED DEVELOPMENT

3.1 Nature and Rationale of Proposed Works – To Facilitate the Latest in Automated Picking System Technologies in the Warehouse

Aside from relatively minor adjustments to the elevations and yard area, the key works proposed in this application relate to internal works and the provision of an additional mezzanine area which will be solely used for the provision of plant and machinery. In addition, 2 No. opes/voids are proposed to a permitted mezzanine level to accommodate the scale of the machinery used in the picking system required by Uniphar. Uniphar are keen to emphasise that works subject to this planning application will not result in an increase in employees and instead the additional floor area is required to accommodate bulky and large machinery used in their automated picking system.

The (first) amendment permission, as recently granted by South Dublin County Council (SDCC Reg. Ref.: SD21A/0200), was to accommodate the exacting requirements for the future tenant Uniphar. Uniphar have further developed and designed their internal systems to be provided within the structure, which comprise extensive racking and picking systems (for the collection of pharmaceutical products for distribution nationwide). In laying out these systems, it was clear that additional area to accommodate plant and machinery is required and thus, an additional mezzanine and opes/voids to a permitted mezzanine are now proposed as part of this planning application.

3.1.1 Understanding the Advanced Picking System

Uniphar are seeking to develop an advanced picking system within their warehouse at Site C. The additional floor area is needed to accommodate the picking system or 'Cubi Shuttle Block' (pictured below in Figure 3.1). The 'Cubi Shuttle Block' will begin at first floor level and protrude through 1 No. mezzanine level above and will be surrounded by conveyors.



Figure 3.1:
 The Main 'Cubi Shuttle Block' that Protrudes from the First Floor Mezzanine Through the Mezzanine Floor Above.
 Source:
 Uniphar Image

4.0 PLANNING HISTORY

This section of the report is to provide an overview of the planning history of the subject site and adjacent lands.

4.1 History of the Subject Site

There have been 2 No. recent applications at the subject site as detailed below.

4.1.1 SD19A/0407 – ‘Parent Permission’ for Warehouse Development at the Subject Site

SDCC Reg. Ref.:	SD19A/0407
Application Date:	23 rd December 2019
Development Description:	Provision of a warehouse unit with ancillary three storey office and staff facilities and associated development; the building will have a maximum height of 23.7 m with a gross floor area of 13,959 sq m including a warehouse area (12,369 sq m); staff facilities (548 sq m) and ancillary office area (1,042 sq 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 No. ancillary car parking spaces; bicycle parking; HGV yard with 12 loading bays; level access goods doors; dock levellers; hard and soft landscaping; ESB substation (9 sq m); boundary treatments and associated site development works above and below ground.
SDCC Decision Date:	17 th April 2020
SDCC Decision:	Granted Permission subject to 19 No. conditions

In assessing the development, the Planning Officer stated in their assessment that:

‘The application site forms part of a wider site where permission for two warehouses has recently been granted under application SD18A/0265. The site was previously a greenfield site but there have been extensive site clearance works carried out already in conjunction with the approved development.’

In assessing the impact of the ‘Parent Permission’ on residential amenity, the Planning Officer noted that:

‘There are a number of residential properties located in the vicinity of the site located to the south, north-west and north-east. The closest cluster of properties is located approximately 250 metres away from the application site. Therefore, based on the separation distance it is considered that the proposal would not materially harm the amenity of neighbouring residents.’

Furthermore, the Planning Officer was satisfied with the proposed 23.7 m height:

'Consideration has been given to the additional height and the visual impact that it would have on the site and surrounding area. The building would appear taller than the other approved buildings when viewed from the R120 and looking south. However, the building would be well set back from the road by approximately 200 metres and as such would be visually acceptable.'

On 17th April 2020, South Dublin County Council decided to Grant Permission for the proposed development, subject to 19 No. conditions.

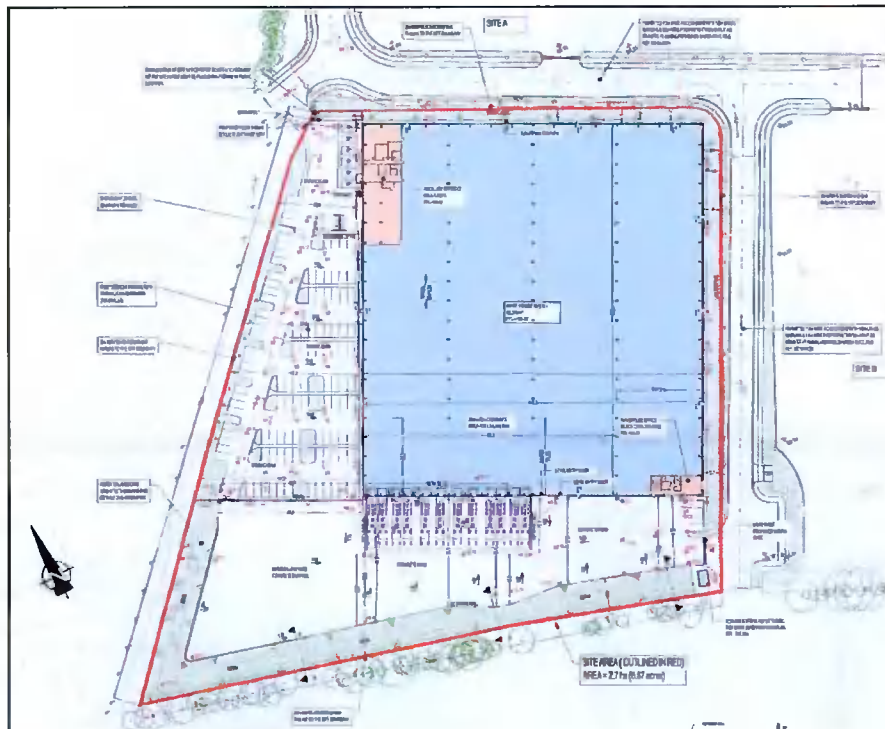


Figure 4.1: Site Layout of 'Parent Permission' at the Subject Site.

Source: Kavanagh Burke Consulting Engineers.

4.1.2 SD21A/0200 –Amendment Application No. 1 at the Subject Site

SDCC Reg. Ref.:	SD21A/0200
Application Date:	16 th July 2021
Development Description:	Amendments principally comprising of an overall increase in the commercial floor area by 15,479 sq m from the permitted 13,959 sq m to 29,438 sq m; the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels); the permitted maximum height of the development at 23.7 metres will remain unchanged; the additional 15,479 sq m development proposed will comprise an increase in the warehouse floor area from 12,369 sq m to 13,353 sq m, staff facilities from 548 sq m to 2,582 sq m and ancillary office area from 1,042 sq m to 2,437 sq m; in addition to the provision of a 2 storey mezzanine warehouse area (9,703 sq m), integrated plant room (434 sq m) and plant area on 2 floors (929 sq m); construction of a 2 storey car-parking area (4,057 sq m and 7.8m height) to

	accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces; 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq m and 3m height); bin storage (42 sq m and 2.9m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.
SDCC Decision Date:	2 nd December 2021
SDCC Decision:	Grant Permission subject to 21 No. conditions

The Planning Officer in their assessment of the proposed alterations to the permission raised concerns around the provision of a multi-level car park at the site.

'A development requiring a multi-storey car park should be directed towards towns and villages. The granting of a multi-storey car park would be undesirable at this location and should be omitted.'

With regard to height and design of the scheme, the Planning Officer made reference to the previous approved scheme at the site (SD19A/0407) and commented that:

'The permitted height of the development is 23.7m and remain unchanged. Photomontages have been provided which outline some changes to the arrangement of the external materials of the building, but generally appear similar.'

A Request for Further Information issued on the 9th September 2021 and Further Information was provided to the Planning Authority on the 5th November 2021. Changes to the scheme included the omission of the multi level car parking element and a reduction in the provision of office space. Additional SuDS features were also provided alongside increased landscaped areas. The Site Plan drawing prepared as part of the Response to Request for Further Information has been provided below:

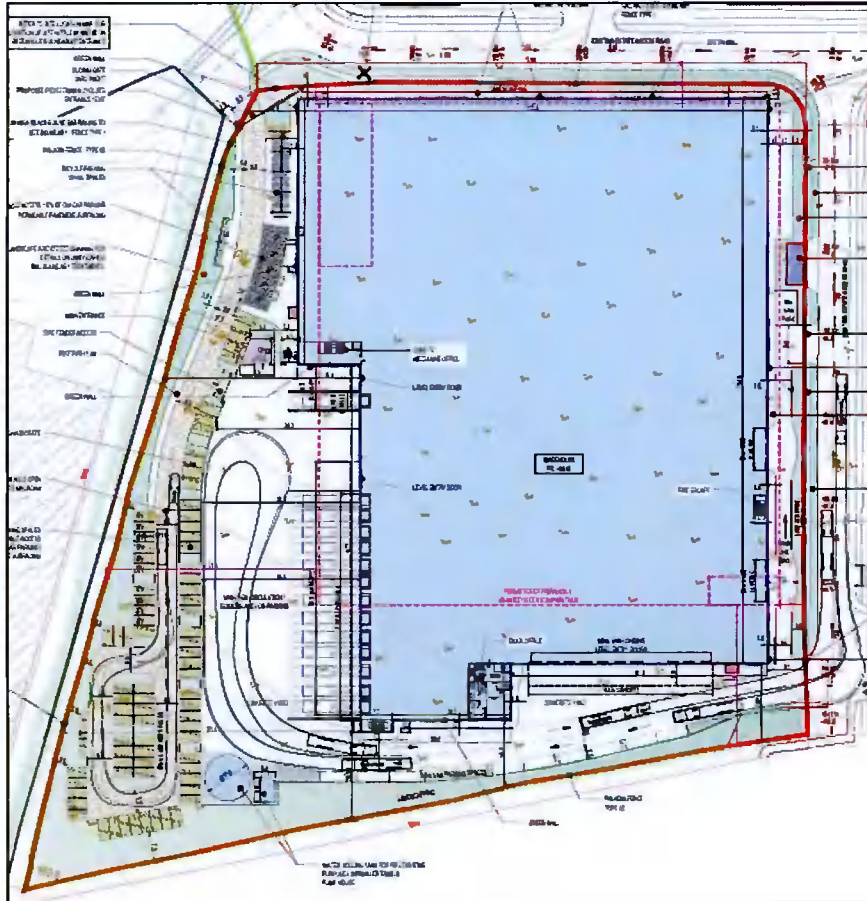


Figure 4.2: Site Layout of Extant Permission on the Subject Site (RFI Stage of Amendment Application)

Source: Kavanagh Burke Consulting Engineers.

The Planning Officer concluded:

'Having regard to the additional information submitted to the Planning Authority, the pattern of development and established principle of development, the EE zoning and the design and layout of the proposed development, it is considered that the proposed development, subject to conditions, would not seriously injure the amenities of the area or property in the vicinity, therefore, be in accordance with the proper planning and sustainable development of the area.'

Planning permission for the amendment application was granted on 2nd December 2021 subject to 21 No. conditions.

5.0 DEVELOPMENT DESCRIPTION

5.1 Development of the Proposed Development

The development will consist of modifications to a permitted warehouse development (as granted under SD19A/0407, as amended by SD21A/0200). The amendments principally comprise an overall increase in the commercial floor area of the warehouse by 2,334 sq m from the permitted 27,683 sq m to 30,017 sq m. The modifications proposed include: an increase in plant/machinery areas from 1,363 sq m to 3,933 sq m (principally through the provision of an additional mezzanine level within the warehouse area to accommodate plant/machinery); a reduction in the permitted mezzanine level 2 from 9,703 sq m to 9,349 sq m (principally through the provision of opes in the mezzanine floor to accommodate machinery associated with an advanced picking system); an increase in warehouse floor area from 14,225 sq m to 14,282 sq m; an increase in staff facilities from 1,616 sq m to 1,659 sq m; and an increase in ancillary office area from 776 sq m to 794 sq m.

The development will also include: the provision of security hut (14.7 sq m) close to the southern site boundary; the relocation of the building's main entrance stair core at the western elevation; elevational changes including the repositioning of 2 No. level entry doors and 1 No. dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 No. M&E rooms; internal modifications including the insertion of a warehouse toilet block at ground floor level, repositioning of stair cores; the provision of a pedestrian gate adjacent to the bin store; reduction in bin area from previously approved 45 sq m to 38 sq m; provision of compactor in place of 1 No. van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 No. to 11 No. in a modified arrangement; relocation of van egress gate further south; modifications to the position of the van loading entry doors and associated canopy; modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking area and the HGV circulation area and removal of 2 No. green walls; and all associated site works above and below ground.

The permitted maximum height of the development at 23.7 metres will remain unchanged and the provision of car and bicycle spaces will remain unchanged.

5.2 Key Site Statistics

The following table provides a detailed breakdown of the key site statistics relating to the proposed warehouse development:

	'Parent' Scheme (SDCC Reg. Ref. SD19A/0407)	2021 Amendment Scheme No. 1 (SDCC Reg. Ref. SD21A/0200)	Proposed Amendment Application No. 2
Total Site Area	2.7 Ha	2.7 Ha	2.7 Ha
Gross Floor Area of the Warehouse Building and Ancillary Offices / Staff Facilities	13,959 sq m	27,683 sq m	30,017 sq m
Site Coverage	47%	53%	53.8%
Plot Ratio	0.51	1.03	1.11
Overall Height	23.7 m	23.7 m	23.7 m

	2021 Amendment Scheme (SDCC Reg. Ref. SD21A/0200)	Current Proposed Amendment Application
Ground Floor	14,485 sq m	14,550 sq m
First Floor	343 sq m	2,887 sq m (additional 2,570 sq m mezzanine)
Second Floor	6,142 sq m	5,811 sq m (reduction 363 sq m mezzanine)
Third Floor	6,203 sq m	6,259 sq m (additional 42 sq m staff facilities)
Fourth Floor	510 sq m	510 sq m
Total Permitted/ Proposed	27,683 sq m	30,017 sq m

A breakdown of each floor level has been provided below for comparison:

At ground floor level:

At ground floor level, the relocation of the building's main entrance stair core at the western elevation is proposed along with internal modifications to include the insertion of a warehouse toilet block and the repositioning of stair cores. Elevational changes are also proposed at ground floor level including the repositioning of 2 No. level entry doors and 1 No. dock leveller and associated canopy, the removal of 2 No. M&E rooms and the repositioning of fire escape doors throughout the scheme. Modifications to the position of the van loading entry doors and associated canopy along the southern and eastern elevations are also proposed.

Extracts from the extant and proposed ground floor level plan are provided below for reference:

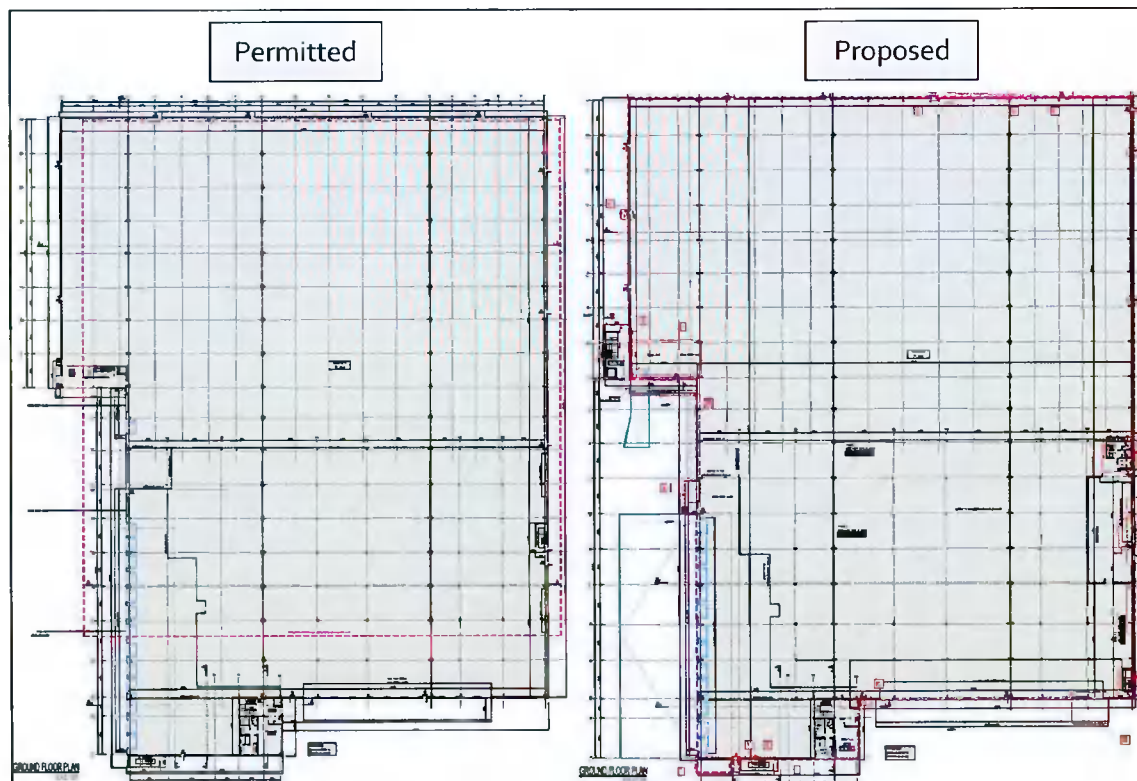


Figure 5.1: Permitted (SD21A/0200) and Proposed Ground Floor Plans

Source: Kavanagh Burke Consulting Engineers, 2022.

At first floor level:

New warehouse mezzanines are proposed at first floor level, measuring 2,570 sq m, to accommodate plant and machinery. A 26 sq m reduction in staff facilities is also proposed at this level.

Extracts from the extant and proposed first floor level plan are provided below for reference:

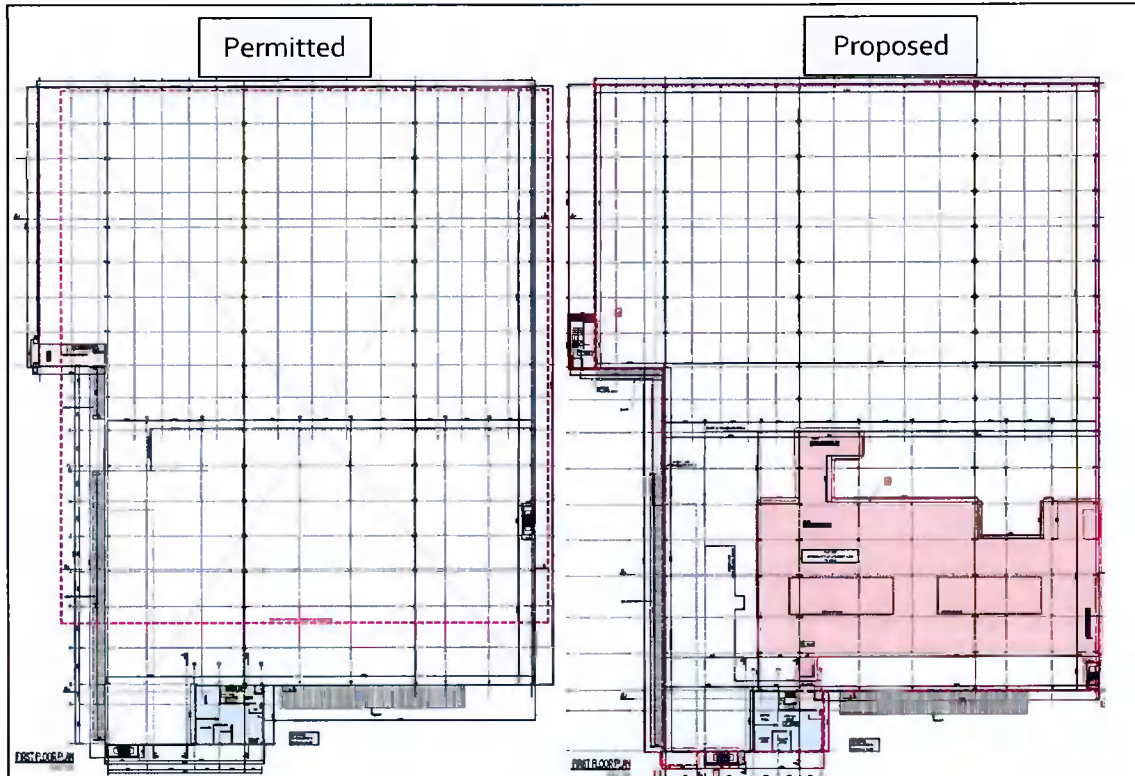


Figure 5.2: Permitted (SD21A/0200) and Proposed First Floor Plans

Source: Kavanagh Burke Consulting Engineers, 2022.

At second floor level:

At second floor level, the provision of 2 No. opes in the permitted mezzanine is proposed resulting in a 363 sq m reduction in warehouse mezzanines from the previous amendment permission. Slight adjustments to the ancillary office/staff facilities block to facilitate structural alignment and accommodate the relocation of the main entrance stair core has resulted in a 19 sq m increase in staff facilities along with a 13 sq m increase in office space at this level.

Extracts from the extant and proposed second floor level plan are provided below for reference:

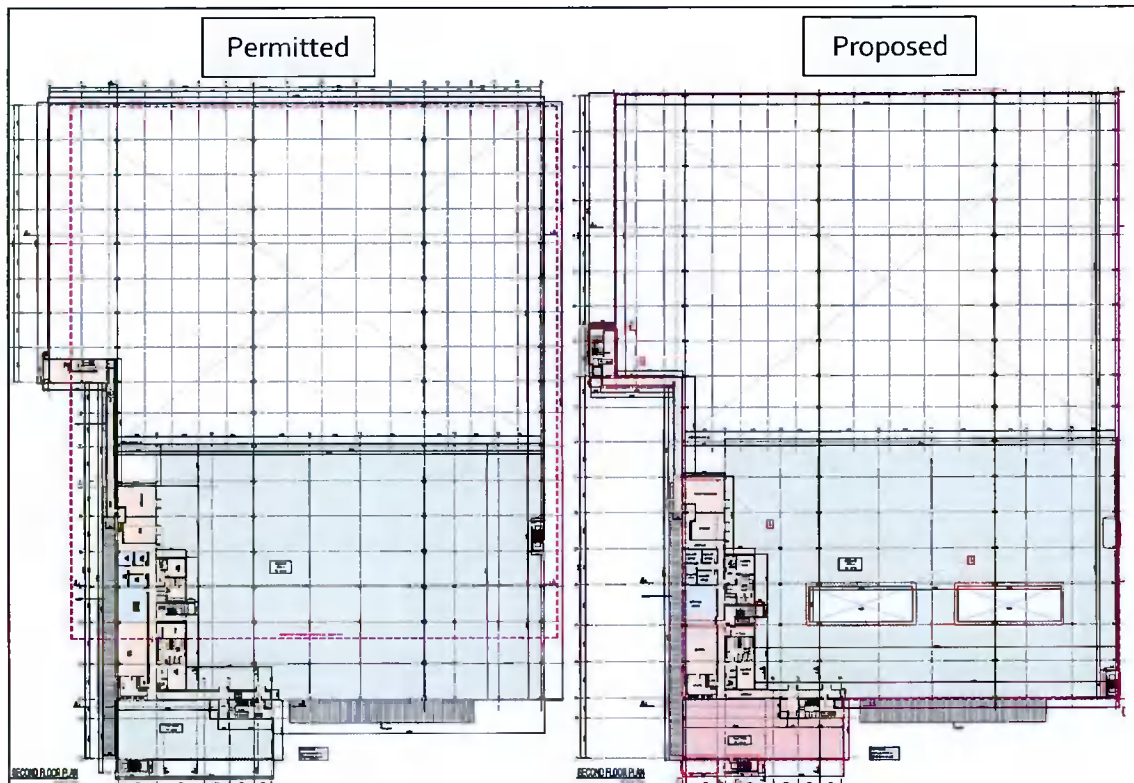


Figure 5.3: Permitted (SD21A/0200) and Proposed Second Floor Plans

Source: Kavanagh Burke Consulting Engineers, 2022.

At third floor level:

The repositioning of the stair core and minor structural alignments has resulted in a 9 sq m increase in warehouse mezzanines, a 42 sq m increase in staff facilities and a 5 sq m increase in office space at third floor level.

Extracts from the extant and proposed third floor level plan are provided below for reference:

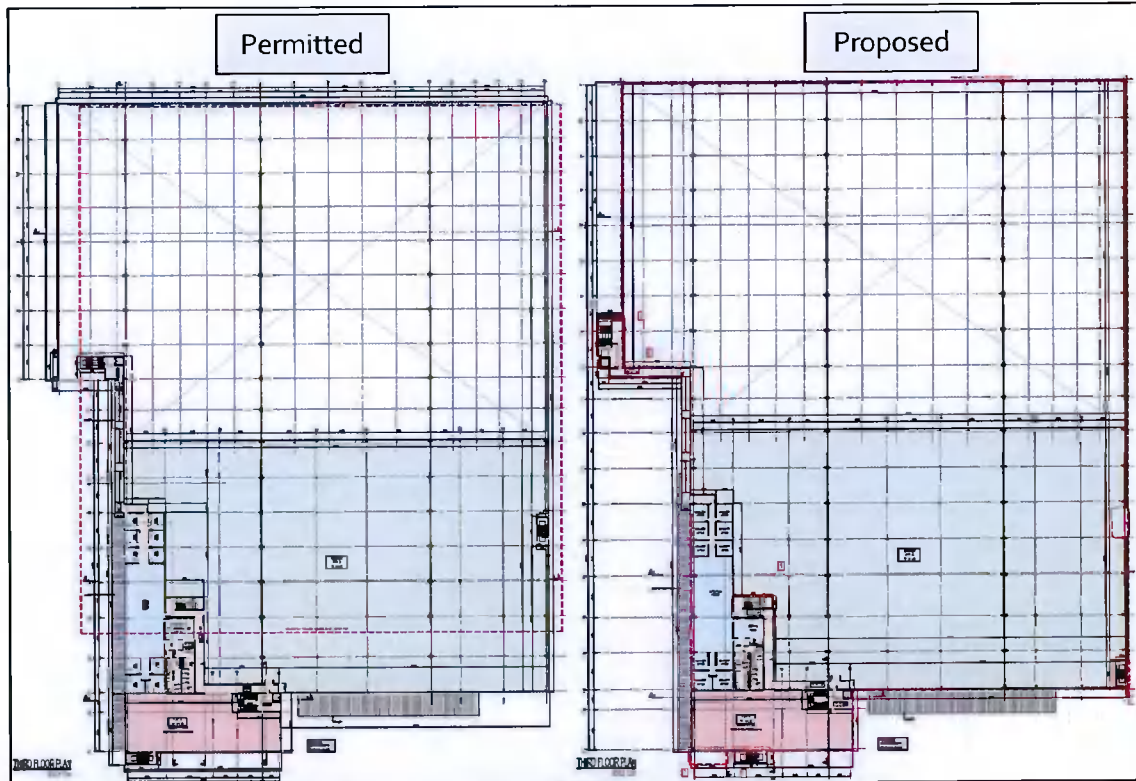


Figure 5.4: Permitted (SD21A/0200) and Proposed Third Floor Plans

Source: Kavanagh Burke Consulting Engineers, 2022.

5.3 Drainage

Please refer to the enclosed drainage drawings prepared by Kavanagh Burke Consulting Engineers. There are no changes proposed to the permitted surface water and foul network at Site C, as stated in the below extract from Kavanagh Burke Consulting Engineers:

'The addition of the security hut and shortening of the van access road along the eastern elevation resulted in slight reduction of the total impervious areas. The change of flows in drainage network and attenuation volumes resulting from this minor change of impervious areas is insignificant. The previously proposed drainage network, storm water attenuation and SUDS devices will be constructed as per original granted planning application Reg. Ref. SD21A/0200 and subsequent compliance submissions for this application.'

'The addition of the security hut which contains a WC with one toilet and one wash hand basin does not have a significant impact on the previously proposed 150dia foul drainage pipe within the site, nor on the receiving 225dia sewer in the adjacent private estate access road. Therefore, the wastewater design will remain as per original granted planning application Reg. Ref. SD21A/0200.'

6.0 PLANNING POLICY CONTEXT

6.1 Relevant Development Management Standards

The purpose of this section is to detail the relevant current development policy and guidelines applicable in relation to the subject site at Greenogue Business Park, Rathcoole, Co. Dublin.

The *South Dublin County Council Development Plan 2016–2022* is the statutory plan for the area and guides development relating to the subject site.

6.2 Zoning of the Subject Site – ‘Objective EE’

The subject site is zoned Objective ‘EE’ – Enterprise and Employment, where the objective is ‘to provide for enterprise and employment related uses’. Under the ‘EE’ zoning, warehousing is a permissible use and office-based industry and offices less than 100 sq m are also permissible under this zoning.

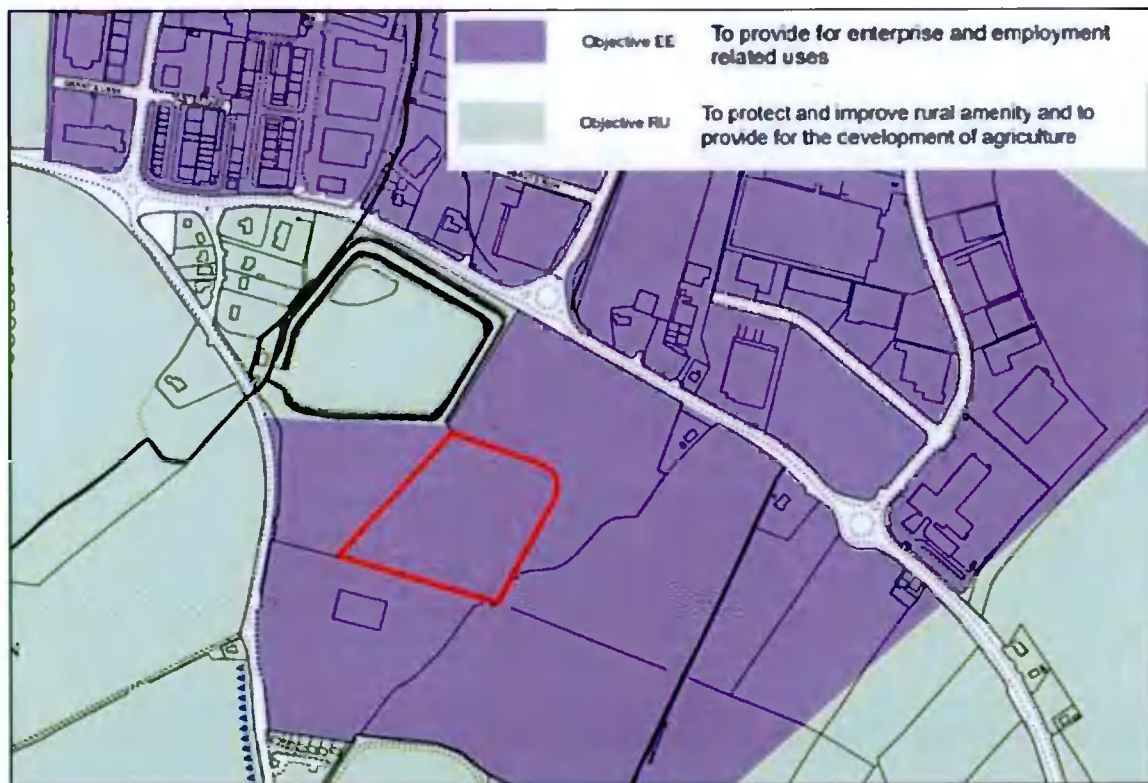


Figure 6.1: EE Zoning of the Subject Site, Outlined in Red (Indicative Only).

Source: *South Dublin County Council Development Plan 2016-2022 Maps, Map No. 8, annotated by Thornton O’Connor Town Planning, 2022.*

As discussed previously at Section 3.0 of this report, the purpose of the amendment application is predominantly to provide additional internal plant area for the provision of an advanced picking system required by Uniphar in their daily operations. The principle of use will remain a warehouse development, as was permitted under the ‘Parent Permission’ (SDCC Reg. Ref. SD19A/0407).

6.3 Relevant Policies of the *South Dublin County Council Development Plan 2016 – 2022*

The following policies of the *South Dublin County Development Plan 2016 – 2022* are relevant to the proposed development:

Section 4.2.0 of the *Development Plan* Strategic Policy for Employment:

'To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.' [Our Emphasis]

Economic and Tourism (ET) Policy 1 (Overarching):

'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.' [Our Emphasis]

Economic and Tourism (ET) Policy 2:

'It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.' [Our Emphasis]

Economic and Tourism (ET) Policy 3:

'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 associated uses) in business parks and industrial areas.' [Our Emphasis].

The table below sets out further relevant policies of the *Development Plan* that are applicable to the subject development:

Policy	It is a policy of the Council:
ET3 Objective 2	<i>'To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.'</i> [Our Emphasis]
ET3 Objective 3	<i>'To support the phased expansion of the established Business and Technology Cluster to accommodate strategic high-tech manufacturing investments, research and development and associated uses.'</i> [Our Emphasis]
ET3 Objective 4	<i>'To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.'</i> [Our Emphasis]
ET3 Objective 5	<i>'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.'</i> [Our Emphasis]

ET3 Objective 6	<i>'To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.'</i> [Our Emphasis]
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The proposed scheme is fully in accordance with the relevant policies of the *Development Plan* above.

6.4 Building Height and Built Form

Table 11.18 of the *South Dublin Development Plan 2016 – 2022* sets out Key Principles for Development within Enterprise and Employment zones as follows:

- *'Building heights respond to the surrounding context with transitions provided where necessary and reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes.* [Our Emphasis]
- *Individual buildings should be of contemporary architectural design and finish (including use of colour). Various treatments should be employed to reduce the bulk, massing and scale of larger buildings.* [Our Emphasis]
- *The layout and design of buildings maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them.* [Our Emphasis]
- *Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking can be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street.* [Our Emphasis].

There is no change proposed to the permitted height of the building and only relatively minor changes are proposed to the architectural design and finish of the building, as detailed.

6.5 Car Parking

The maximum car parking standards are set out in Table 11.23 of the *South Dublin County Development Plan 2016 – 2022* and include the following standards for offices and warehouses:

Warehousing	1 per 100 sq m
Offices:	1 per 50 sq m

Transport and Mobility (TM) Policy 7 Car Parking:

'It is the policy of Council to take a balanced approach to the provision of car parking with the aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation.' [Our Emphasis].

The permitted development provides for 87 No. car parking spaces which will not be affected by the proposed amendment application. Although an increase in warehouse floor area is proposed, no increase in car parking provision is sought as part of the planning application subject to this planning report as the additional floor area is to accommodate machinery. The

Planning Officer in their previous assessment of the 87 No. car parking spaces at Further Information stage of the first amendment application at the subject lands (SDCC Reg. Ref.: SD21A/0200) concluded:

'The reduction in parking and removal of the multi-storey car park reflects the reduction in office space. The rationale provided regarding the proposed 87 spaces and 12 van spaces within the traffic report submitted as AI is deemed acceptable to the Planning Authority.'

6.6 Summary of Planning and Development Context

The proposed amendment application will facilitate the operational requirements of Uniphar. We submit that the amendments proposed are in accordance with the 'EE' zoning objective 'to provide for enterprise and employment related uses' pertaining to the site.

We re-iterate that the proposed increase in Gross Floor Area from the extant Planning Application is required to provide additional internal plant /machinery area for the provision of an advanced picking system required by Uniphar in their daily operations. Therefore, it is our professional planning opinion that the proposed modifications to a development previously deemed appropriate by South Dublin County Council represents the proper planning and sustainable development of this area.

Kavanagh Burke Consulting Engineers			
Drawing No.	Drawing Title	Scale	Page Size
D1658 D1 P	Site Location Map – Proposed	1:2500	A3
D1658 D2 P	Site Plan – Proposed	1:500	A1
D1658 D2-A P	Site Plan with Swept Paths – Proposed	1:500	A1
D1658 D3 P	Drainage & Watermain Layout – Proposed	1:500	A1
D1658 GA-A01 P	Ground Floor Plan – Proposed	1:200	A0
D1658 GA-A02 P	First Floor Plan – Proposed	1:200	A0
D1658 GA-A03 P	Second Floor Plan Mezzanine Level 01 – Proposed	1:200	A0
D1658 GA-A04 P	Third Floor Plan Mezzanine Level 02 – Proposed	1:200	A0
D1658 GA-A05 P	Fourth Floor Plan – Proposed	1:200	A0
D1658 GA-A06 P	Mezzanine Office and Dock Office – Proposed	1:100	A0
D1658 GA-A07 P	Architectural Sections – Proposed	1:200	A0
D1658 GA-A08 P	Elevations – Proposed	1:200	A0
D1658 GA-A09 P	Contiguous Elevations – Proposed	1:500	A0
D1658 GA-A10 P	Covered Bike Park – Proposed	1:50	A4
D1658 GA-A11 P	Security Hut Floor Plan, Section AA & Elevations – Proposed	1:100	A3
D1658 D1	Site Location Map	1:2500	A3
D1658 D2	Site Plan with Swept Paths	1:500	A1
D1658 D3	Drainage & Watermain Layout	1:500	A0
D1658 GA-A01	Ground Floor Plan	1:200	A0
D1658 GA-A02	First Floor Plan	1:200	A0
D1658 GA-A03	Second Floor Plan Mezzanine Level 01	1:200	A0
D1658 GA-A04	Third Floor Plan Mezzanine Level 02	1:200	A0
D1658 GA-A05	Fourth Floor Plan	1:200	A0
D1658 GA-A06	Mezzanine Office and Dock Office	1:100	A0
D1658 GA-A07	Architectural Sections	1:200	A0
D1658 GA-A08	Elevations	1:200	A0
D1658 GA-A09	Contiguous Elevations	1:500	A0
D1658 GA-A10	Covered Bike Park	1:50	A4

8.0 CONCLUSION

The proposed amendment application will ultimately result in an overall increase in the commercial floor area by 2,334 sq m from the permitted 27,683 sq m (permitted under SD19A/0407 as amended by SD21A/0200) to 30,017 sq m, principally to provide additional internal plant/machinery area for the provision of an advanced picking system required by Uniphar in their daily operations.

The proposed development is fully in accordance with the zoning objective pertaining to the subject site *'to provide for enterprise and employment related uses'* and the modifications proposed in this amendment application are in accordance with the relevant standards outlined in the *South Dublin County Council Development Plan 2016-2022* as outlined in this report and thus represents the proper planning and sustainable development of the area.

We trust you will find this application in order.

Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Signed:



Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

