

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0061 **Application Date:** 18-Feb-2022
Submission Type: New Application **Registration Date:** 18-Feb-2022

Correspondence Name and Address: Fingleton White Unit H7B, Centrepoint Business Park,
Oakdrive, Dublin 12

Proposed Development: The installation of 3.25m vent stack servicing the
existing underground natural gas pressure reduction
installation with all ancillary services and associated
site works.

Location: Kiltalown Way, Tallaght, Dublin 24

Applicant Name: Gas Networks Ireland

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: stated as 0.0024 ha.

Site Description:

The subject site comprises a concreted public footpath area located at the top of a 'T' junction with Kiltalown Way and Kiltalown Walk and immediately to the south of Mary Mercer Health Centre. The subject site is in the ownership of SDCC and measures c.7m x c.3.5m.

Proposal:

The proposed development is for the following:

- The installation of 3.25m vent stack servicing the existing underground natural gas pressure reduction installation.
- Proposed works measure c.1sq.m. (as stated).

SEA Sensitivity:

No overlap identified with relevant environmental layers.

Zoning:

The subject site is zoned objective RES - *'To protect and / or improve Residential Amenity'* under the South Dublin County Council Development Plan 2016-2022.

It is noted that the subject site is located immediately to the south of land zoned objective 'LC' *'To protect, improve and provide for the future development of Local Centres'*.

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

Consultations:

Surface Water Drainage – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

Parks Department– Grant with **conditions**.

Roads Section– no objection subject to **conditions**.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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

7.4.0 Information and Communications Technology

IE4 Objective 5:

To actively discourage the proliferation of above ground utility boxes throughout the County and to promote soft planting around existing ones and any new ones that cannot be installed below the surface to mitigate the impact on the area.

ENERGY (E) Policy 11 Service Providers and Energy Facilities

It is the policy of the Council to ensure that the provision of energy facilities is undertaken in association with the appropriate service providers and operators, including ESB Networks, Eirgrid and Gas Networks Ireland. The Council will facilitate the sustainable expansion of existing and future network requirements, in order to ensure satisfactory levels of supply and to minimize constraints for development.

Assessment

The main issues for consideration are as follows:

- Zoning and Council policy,
- Legal Interest,
- Residential and Visual Amenity,
- Parks & Landscaping,

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

- Access/Traffic,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity'. 'Public Services' such as that proposed are permitted in principle. The proposed development would be in accordance with Energy Policy 11 *Service Providers and Energy Facilities*. The development is required as part of performance and safety enhancement measures to the latest industry standards.

Legal Interest,

The applicant has submitted a letter of consent from SDCC granting consent for the use of the subject site for the proposal. It is noted that the consent is valid for a period of twelve months from date of the letter (24th May 2021). It is noted that the consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate agreement with Gas Networks Ireland in respect of the lands.

Residential & Visual Amenity

The applicant proposes the installation of a 3.25m vent stack to serve the existing underground natural gas pressure reduction installation. The proposed gas vent stack installation will be located on the concreted public footpath area located at the top of a 'T' junction with Kiltalown Way and Kiltalown Walk and immediately to the south of Mary Mercer Health Centre.

The information document submitted by Gas Networks Ireland states that the volume of gas venting is infrequent and minimal and that the vent flue directs any vented gas upwards into the atmosphere. A Gas Networks Ireland fitter carries out a visual inspection every 6 months and a full function test every 12 months.

It is considered that this proposal will not contribute to street clutter or create an obstacle for pedestrians. It is considered that it will not impact negatively on the residential amenity. **Conditions** should be attached relating to colour and maintenance.

Parks & Landscaping,

The Parks Department have issued a report recommending no objections subject to **conditions**. An extract taken from the Parks Department states the following:

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

COMMENTS:

In relation to the above proposed development, this section has reviewed this application and has the following comments.

In relation to the above proposed development, this section has reviewed the application and has the following comments. The Public Realm Section has no objection in principle to the above proposed 3.25m vent stack however the Public Realm Section would have some concerns with regard to the positioning of this 3.25m vent stack so close to the public footpath. It is a general principle of universal/accessible design to provide clear, obstruction-free, level and wide pathways for the convenience of all users, especially those with sight and mobility issues. The Public Realm Section would have some concerns in relation to the location of this 3.25m vent stack on the edge of the pedestrian footpath and for the potential of it to cause an obstruction to users, but especially those with sight and mobility problems. The Public Realm Section recommends that this vent stack be moved/relocated so that it is off the footpath completely and moved closer (if possible) to the adjacent boundary railing.

The above comments from the Parks Department are noted.

Access/ Traffic

The Roads Section have issued a report recommending no objections subject to **conditions**. An extract taken from the Roads Section 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

The installation of vent stack on footpath. There is no dimension showing the remaining distance left for the footpath to allow pedestrians pass.

No Roads objections subject to the following conditions:

1. The minimum width of unobstructed footpath remaining shall be 1.8m wide to aid mobility impaired users.

Considering the gas installation will be setback from the road edge and built towards the hedge and railing of the site to the north it will minimise risk of vehicle impact. Also, as the gas installation will be setback from the road edge the impact of this street furniture on visual clutter will be negligible. However in the interest of universal access and mobility it is considered appropriate to attach **condition** no. 1 above in the event of a grant.

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

Services & Drainage,

Both Irish Water and Surface Water Drainage have recommended Additional Information be requested. An extract taken from the Irish Water report states the following:

IW Recommendation:

Further Information Required

1 Water (Further Information Required)

1.1 Submit a drawing showing the distance between foundation of proposed development and existing watermain south east of site. Irish Water Standard details require a minimum of 8m setback distance for developments to a 24 inch watermain.

1.2 Obtain a confirmation of feasibility letter from Irish Water for proposed development and submit same to Water Services Planning Authority of South Dublin County Council.

All development shall be carried out in compliance with Irish Water Standards codes and practices. Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul (No Objection)

All development shall be carried out in compliance with Irish Water Standards codes and practices. Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to request the above **additional information**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: Further Information Required:

1 Proposed development is very close at approximately (less than 0.5m) from an existing 225mm surface water sewer. The setback distance should be a minimum of 3m from existing 225mm surface water sewer as per the Greater Dublin Regional Code of Practice for Drainage Works. Submit a revised drawing show the distance from foundation of proposed development to existing 225mm surface water sewer south east of development.

Flood Risk No Objection:

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

All works for this development shall comply with the requirements of the Greater

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **additional information**.

Screening for Appropriate Assessment (AA)

An Appropriate Assessment Screening Report was submitted by the applicant and ascertained that the proposed development/excavation site is not located within or adjacent to any Natura 2000 site and there will be no direct or indirect habitat loss/deterioration or impact on key fauna species within Natura 2000 sites as a result of the proposal. Therefore, the report concludes that no Natura Impact Statement (NIS) is required.

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

- The proposed development relates to a proposed 3.25 metres high gas vent stack.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Gas Vent stack – industrial/commercial	N/A
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0024

Conclusion

Request Additional Information.

Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. The applicant is requested to:
 - (a). submit a drawing clearly showing the distance between foundation of proposed development and existing watermain south east of site. Irish Water Standard details require a minimum of 8m setback distance for developments to a 24 inch watermain.
 - (b). Obtain a confirmation of feasibility letter from Irish Water for proposed development and submit same to Water Services Planning Authority of South Dublin County Council.
2. (a). The proposed development is very close at approximately (less than 0.5m) from an existing 225mm surface water sewer. The setback distance should be a minimum of 3m from existing 225mm surface water sewer as per the Greater Dublin Regional Code of Practice for Drainage Works. The applicant is requested to submit a revised drawing showing the distance from foundation of proposed development to existing 225mm surface water sewer south east of development.


Comhairle Chontae Atha Cliath Theas

PR/0491/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0061


LOCATION: Kiltalown Way, Tallaght, Dublin 24



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: 14/4/22



Eoin Burke, Senior Planner