

# Comhairle Chontae Atha Cliath Theas

**PR/0490/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0060      **Application Date:** 18-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 18-Feb-2022

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

**Proposed Development:** Change of use of 464sq.m of warehouse mezzanine  
storage, approved under planning reference  
SD18A/0031, to office use, as well as associated and  
ancillary internal works, elevational changes and  
external ground works to facilitate this new use.

**Location:** Cloverhill Industrial Estate, Cloverhill Road, Dublin  
22

**Applicant Name:** Circet Networks (Ireland) Ltd.

**Application Type:** Permission

(SW)

### **Description of site and surroundings**

**Site visit:** 28 March 2022

**Site Area:** 2.28 Hectares.

### **Site Description:**

The existing site has a large double-height office building with a single-storey front reception area with bay windows. To the east side of the site is a large car parking area that was granted under SD18A/0288. The site is accessed from the north off the main vehicular access through the industrial estate. The western half of site is occupied by a large industrial building, with the north end of the site comprising mainly of industrial storage land.

### **Proposal:**

- **Change of use of 464sq.m of warehouse mezzanine storage, approved under planning reference SD18A/0031, to office use, as well as associated and ancillary internal works, elevational changes and external ground works to facilitate this new use.**

### **Zoning**

The site is subject to zoning objective 'EE' – 'To provide for enterprise and employment-related uses.

# Comhairle Chontae Atha Cliath Theas

**PR/0490/22**

## **Record of Executive Business and Chief Executive's Order**

### **Consultations**

Water Services Department: - No objection, subject to conditions.

Irish Water - No objection, subject to conditions.

Roads Department – Additional information requested

### **Submissions/Observations /Representations**

None received to date.

### **Relevant Planning History**

SD20A/0034 – SDCC **Granted Permission** for Office accommodation extension to the rear of the existing office building (455sq.m at ground floor, 33.2sq.m at first floor); covered bicycle parking area to the front of the existing building 25.2sq.m; all necessary associated ancillary ground and drainage works.

SD18A/0288 – SDCC **Granted Permission** for additional car parking for staff use. Parking will be constructed in two phases providing 71 spaces (a nett increase in overall parking of 59 car park spaces). The order that the phases are constructed in will be determined by parking need at the time. The proposed works include all necessary associated ancillary ground and drainage works.

SD18A/0031 - SDCC **Granted Permission** Retention of change of use of 270.6sq.m of an existing warehouse to office space at ground floor level, and 454.8sq.m of mezzanine storage at first floor level overhead.

SD04A/0558 - SDCC **Granted Permission** for construction of an extension to the existing hard standing to the north of the existing Office/Warehouse building.

S99A/0224 - SDCC **Granted Permission** for Construct a concrete hard standing area to the north of the existing building, a loading ramp and the erection of new signage.

### **Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

None recorded.

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

Section 4.1 South Dublin Enterprise and Employment Opportunities

*A series of older industrial areas along the Luas Corridor, at Naas Road, Ballymount and Cookstown accommodate a diverse range of small and medium sized enterprises and industries. These areas, although large employment centres, are facing issues of evolutionary renewal. The*

# **Comhairle Chontae Atha Cliath Theas**

**PR/0490/22**

## **Record of Executive Business and Chief Executive's Order**

*Council will seek to support the regeneration of older industrial areas on a phased basis by promoting more intensive enterprise and/or residential led development at locations proximate to town centres and transport nodes.*

### **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 ET3 Enterprise and Employment (EE)**

*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.*

##### **ET3 Objective 4:**

*To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.*

##### **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 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**

### **Section 7.6.0 Major Accidents Directive**

#### **Policy IE6 Major Accidents**

### **Section 7.7.0 Environmental Quality**

# **Comhairle Chontae Atha Cliath Theas**

**PR/0490/22**

## **Record of Executive Business and Chief Executive's Order**

Policy IE7 Environmental Quality

Section 7.8.1 Casement Aerodrome

Policy IE8 Casement Aerodrome

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

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Section 11.2.1 Design Statement

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

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

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 Water Management

Section 11.6.3 Environmental Hazard Management

Section 11.6.4 Major Accidents – SEVESO Sites

Section 11.6.5 Waste Management

Section 11.6.6 Aerodromes

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

# Comhairle Chontae Atha Cliath Theas

PR/0490/22

## Record of Executive Business and Chief Executive's Order

### Relevant Government Policy

*Waste Management Plan for the Dublin Region 2005-2010*, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

*The Planning System and Flood Risk Management Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government and OPW (November 2009)

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009).

*Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020*, Department of Transport, (2009).

*National Cycle Manual – National Transport Authority (June 2011)*

### Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Visual and Residential Amenity
- Roads
- Services and Drainage
- Screening for Appropriate Assessment
- Environmental impact assessment

### *Zoning and Council Policy*

The site is subject to zoning objective 'EE' – 'To provide for enterprise and employment-related uses. In the 'EE' land use zoning, 'Office 100sqm – 1,000sqm' is open for consideration and 'Office over 1,000sqm' is open for consideration, subject to compliance with the Economic and Tourism Policy in relation to office.

The application is for the conversion of existing mezzanine storage space to office space. The application site already has a number of office areas in place and/or approved under separate planning applications. The existing office breakdown is as follows:

- As per submitted plans – ground floor 339.45sq.m
- As per submitted plans – first floor 421.44sq.m
- As approved under SD20A/0034 - 513.4sq.m (this floorspace is not indicated on the current proposed plans)

The total existing/approved floorspace for offices is, therefore, 1,274.29sq.m

The existing mezzanine is 464sq.m. The proposed floorplans indicate that not all of this area would be taken up by offices, only two elements, a new 357.16sq.m open plan office and a 10.64sq.m 1 person office would be.

If the current application is approved, the permitted offices on site would total 1,642.09sq.m.

# Comhairle Chontae Atha Cliath Theas

**PR/0490/22**

## **Record of Executive Business and Chief Executive's Order**

It is noted that the floorspace for the existing building is 3,527.6sq.m (this does not include the extension approved under SD20A/0034).

The proposal therefore should be considered as 'Office over 1,000sq.m', which in the zoning should be assessed in accordance with Chapter 4 Economic Development & Tourism Policy for Offices over 1,000sq.m.

Policy ET1 states "*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*".

ET1 Objective 6: To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.

The applicant has not provided an assessment in accordance with ET1 objective 6 and it requested to do so via **additional information**.

### ***Visual and Residential Amenity***

There would be no impact on visual or residential amenity as a result of the proposed development.

### ***Roads***

The Roads Department report states:

*"The applicant has submitted details of the amount of vehicle parking at the development. they propose a GFA of 2,900m<sup>2</sup> which should provide 58no. vehicle spaces at a maximum under the development plan, the applicant has permission for 161no. under planning permission SD18A/0031. Roads are satisfied with the amount of spaces provided, but the applicant should provide details of the layout and location of the parking proposed. The amount of bicycle parking should be identified too"*.

**Additional information** has been requested.

### ***Services and Drainage***

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

# Comhairle Chontae Atha Cliath Theas

PR/0490/22

## Record of Executive Business and Chief Executive's Order

### *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.

### *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.

### *Development Contributions*

Change of use from mezzanine storage (464sq.m) to:

- office 367.8sq.m
- meeting room 13.98sq.m
- tea room 10.87sq.m

33.5sq.m would be retained as storage and the remainder of areas are for circulation / new stairs.

### *SEA Monitoring*

**Building Use Type Proposed** change of use

**Floor Area (sq.m)** 464sq.m

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 2.28

### Conclusion

Having regard to the 'EE' zoning objective of the site, and the nature and scale of the proposed development, it is considered that **additional information** is required to ensure the proposed development would be in accordance with the South Dublin County Council Development Plan 2016-2022 and the proper planning and sustainable development of the area.

# Comhairle Chontae Atha Cliath Theas

**PR/0490/22**

## **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 proposed development, along with the offices permitted under SD20A/0034 would result in approximately 1,642sq.m of office space. The site is zoned 'EE' - To provide for enterprise and employment-related uses. Office development greater than 1,000sq.m is only acceptable in accordance with Chapter 4 Economic Development & Tourism Policy for Offices over 1,000sq.m.  
Policy ET1 Objective 6 is 'To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same'.  
The applicant is requested to provide a map and statement indicating compliance with the above objective.
2. The applicant is requested to submit a revised layout not less than 1:100 scale showing the car parking, bicycle parking within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates- SDCC County Development Plan 2016-2022.



**Comhairle Chontae Atha Cliath Theas**

**PR/0490/22**

**Record of Executive Business and Chief Executive's Order**

**REG. REF. SD22A/0060**

**LOCATION: Cloverhill Industrial Estate, Cloverhill Road, Dublin 22**

*Colm Harte*

**Colm Harte,  
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**