

Comhairle Chontae Atha Cliath Theas

PR/0509/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0071 **Application Date:** 25-Feb-2022
Submission Type: New Application **Registration Date:** 25-Feb-2022
Correspondence Name and Address: Fingleton White Bridge Street Centre, Portlaoise, Co. Laois
Proposed Development: Extension to existing above ground natural gas installation; the extension will include a regulator/meter kiosk, boiler/generator kiosk, electrical/instrumentation kiosk, underground and above ground pipework, 2.4m high chain-link and palisade fencing, light/CCTV columns and all ancillary services and associated site works.
Location: Above ground installation at Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22
Applicant Name: Gas Networks Ireland
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.227 Hectares.

Site Description:

The subject site is located in Grange Castle Business Park, north of the New Nangor Road and west of Grange Castle Road. The surrounding uses in the area are related to enterprise and employment.

Proposal:

The proposed development is for the following:

- Extension to existing above-ground natural gas installation; the extension will include
 - a regulator/meter kiosk,
 - boiler/generator kiosk,
 - electrical/instrumentation kiosk,
 - underground and above ground pipework,
 - 2.4m high chain-link and palisade fencing,
 - light/CCTV columns and all ancillary services
- associated site works.

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Zoning:

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

Consultations:

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

Inland Fisheries : No report received at time of writing.

IAA :No observations.

Irish Water : No objections, subject to conditions

TII No observations.

Parks : No comment or objection.

Roads : No objections.

Water Services : No objections, subject to conditions.

SEA Sensitivity Screening:

Indicates overlap with Record of Monuments and Places layer –DU017-037 (castle site).

Submissions/Observations /Representations:

None received.

Relevant Planning History:

SD18A/0269 Extension to an above-ground natural gas installation consisting: of regulator/meter kiosk, boiler/generator kiosk, underground and aboveground pipework, 2.4m high chainlink and pallisade fencing, light columns and all ancillary services and associated site works. **Permission Granted.**

SD09A/0194 A natural gas pressure reducing station, consisting of 2 no. buildings and associated pipework within the existing compound. **Permission Granted.**

S01A/0587 Erect a natural gas pressure reducing station, consisting of 3 no. buildings, and associated pipe work. **Permission Granted.**

Relevant Enforcement History:

None recorded.

Pre-Planning Consultation:

None recorded.

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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 minimise constraints for development.

Assessment:

The main issues for consideration are compliance with zoning and Council policy, visual and residential amenity, traffic and access, landscaping, services and drainage, public health, SEA sensitivity screening and screening for Appropriate Assessment.

Zoning and Council policy

The site is zoned 'EE' – 'To provide for enterprise and employment related uses'. The proposed development is considered to be a 'Public Service' which is 'Permitted in Principle' under the current 2016-2022 County Development Plan. The proposed development is an extension to the above ground natural gas installation at Grange Castle Business Park. The development is required in order to reduce the gas pressure from the transmission network pressure from 70bar to 19bar to supply a power station in Grange Castle. It is noted that the applicant states that the power plant is proposed but has not identified a current planning proposal. Notwithstanding the lack of clarity over the need for the proposed development at the current time, the proposal is permitted in principle within the zoning and is therefore acceptable, subject to consideration of the impacts.

Visual & Residential Amenity

The proposed development would consist of the construction of a regulator/meter kiosk (3.39m in height) and boiler/generator kiosk (3.2m in height), electrical/instrumentation kiosk (3m in height) and a 2.4m high palisade fence to match existing. These features are generally in keeping with the existing installation and the existing industrial uses in the immediate vicinity. Given the distance from residential units, the development is generally considered acceptable.

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The proposal would also provide:

- light/CCTV columns – these would be 8m high. It is unclear as to how many there are from the elevations and the layout plan. A condition is recommended in event of grant. The roads department has raised no objections to the proposed lighting. It is apparent that the lighting would appear similar to street lights. The visual impact is therefore considered acceptable.
- underground and above ground pipework – this is not clearly set out on the layout plan. It is not clear how far above ground the pipework would be. A condition is recommended in the event of a grant seeking this detail.

Traffic and access

The Roads Section has noted no objection to the proposed development. It is not considered that the proposed development would have an impact on traffic or pedestrian movement and is therefore considered acceptable.

Landscaping

A report has been received from the Parks Department which notes no objections. It is noted that a landscaping scheme was approved under SD18A/0269.

Services and drainage

Water Services and Irish Water have no objections to the proposed development, subject to conditions. No report was received from Irish Water.

Public Health

Considering the existing use of the site and the separation distance between the application site and the closest residential property, it is not considered that the current application would result in a level of impact beyond that of the existing property. Accordingly, no objections are raised in this regard.

Archaeology

Given the existing built nature of the site at present and the level of hardstanding, it is not considered the proposal would impact the Record of Monuments and Places 017-037.

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,

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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.

Other Considerations

Development Contributions

Plant

SEA Monitoring

Building Use Type Proposed plant

Floor Area (sq.m) 68.4sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.227

Conclusion

Having regard to the provisions of the current South Dublin County Council Development Plan, the pattern of development in the vicinity, and the scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would therefore, be in accordance with the proper planning and sustainable development of the area.

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.

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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.
2. Irish Water.
 1. Water - Prior to commencement of development, the applicant shall submit a drawing show what if any watermains are located adjacent to proposed development.
 2. Foul - Prior to commencement of development, the applicant shall submit a drawing show what if any foul sewers are located adjacent to proposed development.Where applicable 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.
3. Drainage .
 - (a) Prior to commencement of development the applicant shall submit a drawing showing what if any surface water sewers are nearby development.
 - (b) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage WorksREASON: 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.
4. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that clearly identify-
 - (a) the location of underground and above ground pipework - height above ground should be identified, if necessary.
 - (b) the location of the light/CCTV columns ;

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REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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REG. REF. SD22A/0071

**LOCATION: Above ground installation at Grange Castle Business Park, Nangor Road,
Clondalkin, Dublin 22**

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:

21/4/22


Eoin Burke, Senior Planner