

# Comhairle Chontae Atha Cliath Theas

**PR/0528/22**

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

**Reg. Reference:** SD22A/0064      **Application Date:** 22-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 22-Feb-2022  
**Correspondence Name and Address:** ODA Architecture Marlborough Mews, Marlborough Lane, Dublin 4  
**Proposed Development:** Retention permission for new sectional door; 5m high by 3.9m wide; to the south-east elevation of an existing building.  
**Location:** Oak Road Business Park, Oak Cl, New Nangor Road, Gallanstown, Dublin 12  
**Applicant Name:** MAN Importers Ireland Limited  
**Application Type:** Retention

(EW)

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

Site visit: 18/04/2022

Site Area: 0.07576 ha

### **Site Description**

The subject site is located within a small business park located to the south of the New Nangor Road. The M50 is directly to the west. The Camac River is located along the southern boundary of the business park. The site contains two storey light industrial units to the northern boundary of the site with the New Nangor Road, while three storey units are located along part of the western site boundary. Surface car parking is located around all the buildings in the business park.

### **Proposal:**

- Retention Permission for new sectional door; 5m high by 3.9m wide; to the south-east elevation of an existing building.

### **Zoning**

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

### **Consultations**

Water Services Department: - Not applicable, subject to standard conditions.  
Irish Water – Not applicable, subject to standard conditions.  
Roads - No objection subject to conditions.

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Delivery Team (City Edge) - No report received; impact deemed minor façade change.

*SEA Screening*: No overlap indicated, proximal to SFRA A 2016 / SFRA B 2016.

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

None received.

### **Relevant Planning History**

S99A/0567 – **Grant Permission** for vehicle service depot and spare parts store with associated offices and siteworks.

### **Relevant Enforcement History**

None for this proposal.

### **Pre-Planning Consultation**

None for this proposal.

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

Section 4.1 South Dublin Enterprise and Employment Opportunities

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.*

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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

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

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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

### **Relevant Government Policy**

*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).

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

### **Assessment**

The main issues for assessment are:

- Zoning
- Council Policy
- Visual Amenity
- Delivery Team (City Edge)
- Services and Drainage
- Screening for Appropriate Assessment
- Environmental impact assessment

### ***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. It is noted that the installation of an external door is permitted in principle in this zone. As such, subject to compliance with the relevant policies, standards and requirements of the South Dublin County

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Council Development Plan 2016-2022, the principle of the subject development is acceptable at this location.

### ***Council Policy***

The development consists of the retention of an additional external door to the rear elevation. The subject development is in line with the policies and objectives of South Dublin County Council Development Plan (2016-2022) and therefore acceptable.

### ***Visual Amenity***

The proposed development for retention involves the addition of a new external door at ground floor level on the southeast elevation of the existing industrial building. The building fronts onto an internal courtyard/parking area within the industrial estate and is relatively screened from the M50 by mature trees and foliage to the west of the site. The retained 5m high by 3.9m wide door would be consistent with the existing south-east elevation in material and form and is generally considered acceptable. It is noted that 4 identical doors already exist on this elevation and the additional door for retention does not negatively impact the appearance of the host property. Having regard to the surrounding industrial buildings, the overall design is considered to be in keeping with the prevalent character, type and style of doors in the area and will not adversely impact the visual amenities of the area. The subject development would enhance the accessibility of the warehouse by persons working within the structure. Given the nature, scale and location of the development, the retention of the subject development would not adversely impact the visual amenity of the existing development. Therefore, a grant of Retention Permission is recommended.

### ***Roads***

The Roads Department have no objections to the proposal additional sectional door along the south eastern elevation of the building.

### **Access & Roads Layout:**

Articulated lorries will reverse towards this sectional door.

### **The following conditions apply:**

1. Site safety requirements are adhered to.
2. Appropriate warning signs are in place.
3. HGVs are fitted with reversing beacons.
4. Bankspersons used as necessary.
5. Lighting in the area meets the required standard and will be properly maintained.

The above conditions will apply in the event of a grant of retention permission.

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### ***Delivery Team (City Edge)***

Given the minor nature, scale and location of the development, there would be no adverse impact as a result of the proposed development.

### ***Waters Services***

Water Services and Irish Water has no objections, subject to standard **conditions**.

### ***Screening for Appropriate Assessment***

Given the nature, scale and location of the development for retention and proximity to a Natura 2000 site a Stage 2 Appropriate Assessment is not required.

### ***Environmental Impact Assessment***

Having regard to the documentation submitted with the application and to the nature, scale and location of the development for retention, it is considered that there is no real likelihood of significant effects on the environment arising from the development for retention.

### ***Development Contributions***

- Development Contributions do not apply.

### **Development Contributions Assessment Overall Quantum**

Minor Addition: N/A  
Assessable Area: NIL

### **SEA Monitoring Information**

Building Use Type Proposed: Addition of Door/Internal Alterations  
Floor Area: N/A  
Land Type: Brownfield/Urban Consolidation.  
Site Area: 0.07576 ha

### **Conclusion**

Having regard to the nature and scale of the development for retention, the 'EE' zoning objective, and the provisions of the South Dublin County Council Development Plan 2016-2022, it is considered that subject to the conditions set out below, the development for retention 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 Retention 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. The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within 6 months of the grant of permission, or within a time frame otherwise agreed with the Planning Authority, save as may be required by other conditions attached hereto.

**REASON:** To ensure that the development is in accordance with the permission and that effective control is maintained.

**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.

The applicant should ensure that all appropriate measures and warning signs are in place to enable the safe operation of the subject site.

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**REG. REF. SD22A/0064**

**LOCATION: Oak Road Business Park, Oak Cl, New Nangor Road, Gallanstown, Dublin  
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*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 Retention 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:**

18/4/22

  
**Eoin Burke, Senior Planner**