

MARSTON

PLANNING CONSULTANCY

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24

Our Ref: 21015

24th March 2022

Re : Planning and Development Act 2000-2021 and the statutory regulations (as amended). Application by Xilinx Ireland for retention of permission for development at this site at Bianconi Avenue, City West Business Campus, Saggart, Co. Dublin. The development consists of the retention of the generator compound (391sqm) consisting of three generators along with three transformers and ancillary 3 no. diesel tanks and perimeter treatment on a permanent basis on the southern perimeter of the site with Orchard Avenue. The development also consists of the retention of 3 no. signs (10.94sqm) as follows: Retention of 1 no. sign (0.57sqm) on plinth at the corner of Bianconi Avenue and the N82; Retention of 1 no. sign (4.58sqm) on eastern elevation facing the N82; and Retention of 1 no. sign (5.79sqm) on northern elevation facing Bianconi Avenue. The development will include retention of all revisions to the permitted landscaping and site development works required.

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by Xilinx Ireland to submit this supporting planning letter in respect of this planning application for development as described above at the existing Xilinx interlink facility at Bianconi Avenue, Citywest Business Campus, Saggart, Co. Dublin.

The nature of the application in this instance is straightforward in that retention is sought for the same generator compound that was permitted under the previous permission on this site as granted under Planning Ref. SD16A/0064 that also included as well as the retention of the generator compound, for the change of use of 6,299sqm of the existing interlinked complex of buildings of 18,984sqm from a mix of ancillary warehouse, packaging, logistics and research and development uses within Blocks E, G and K to an independent office based industry use that would function independently to the remaining Xilinx facility and could be sub-let and subdivided. As the change of use elements have not been implemented and the permission has now elapsed, and due to the fact that a permission is indivisible; there is a need to rectify the retention generator compound again under a new stand-alone application.

The other elements of this application are to reflect the acquisition of Xilinx by AMD; and the need for new signage on the building and campus to reflect that. The details of the replacement signage are clearly set out under this application report.

1. Compliance with Statutory Regulations

The plans and particulars which accompany this application have been screened by reference to the Planning and Development Regulations 2001-2021, as set out below.

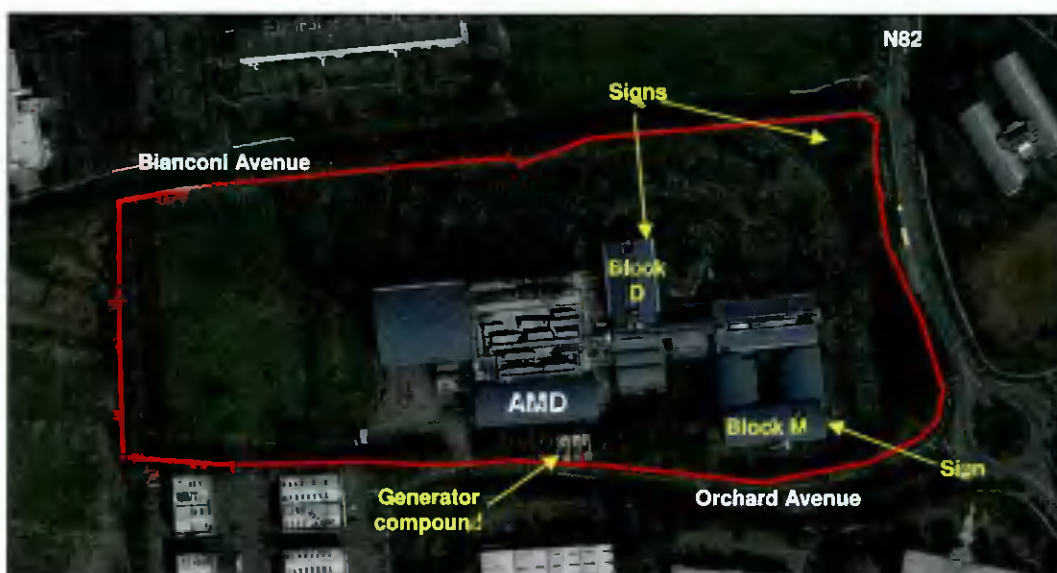
- The Site Location Map has been prepared on an OS base to a scale of 1:1,000 for the application. An Ordnance Survey Datum local benchmark is indicated on the Map. The application site is outlined in red and the location of all the site notice locations at the entrances into the subject site from a public road are indicated as well as a notice bounding the N82.
- The Proposed Site Layout Plan is to a scale of 1:500 in accordance with Article 23(1)(a) of the Regulations. It indicates the location of the application site in relation to the surrounding environment. Relevant features (such as buildings, trees and roads) adjoining or in the vicinity of the application site are all shown and the location of the three new signs and generator compound are identified.

- As per article 22(2)(iv), the site notice positions (6 no.) are shown clearly on the Site Location Map. These positions are conspicuous and meet the requirements of article 19(1)(c) as they are located at the existing main vehicular and pedestrian entrance to the facility from a public road, and at the site itself.
- All other statutory plans, elevations and sections are drawn to scales not less than 1:200, in accordance with Article 23(1)(b) and (2) of the Regulations. The site sections and contiguous elevations relating to the site and development are at a scale of 1:500 as agreed with SDCC under the previous application. With the 1:200 elevations and sections, as well as the 1:50 signage drawings, this ensures that a detailed level of information is provided to the Planning Authority to enable their full assessment of the application.
- No changes are proposed to any internal floor areas, and therefore no floor plans, beyond the ground floor plan that is shown on the proposed site layout plan are included with this application. All levels are relative to OS Datum.
- The principal dimensions including height of the different elements of the signs, generator yard and the site are indicated on the plans, elevations and sections as lodged with this application in accordance with article 23(1)(f).
- All drawings are clearly coloured and marked to distinguish the works to be retained, in accordance with article 23(1)(e).
- All OS mapping is appropriately identified in accordance with article 23(1)(g).
- The north point is indicated on all relevant maps and plans in accordance with article 23(1)(h).
- The newspaper notice appeared in the Daily Mail newspaper, and which is recognised as an appropriate newspaper for an application in this area.

The legal interest of the applicant in making this application is fully set out in the application package. The applicant holds a 999 year lease of these lands and as per the application in 2016, it is considered that they have an adequate legal interest to make this application without the need for a letter of consent. In accordance with the terms of their lease they have consulted with CityWest Business Park who have confirmed their acceptance of the making of this application.

2. Site analysis

The subject site is a large site of 3.6ha. containing the existing Xilinx (AMD) interlinked facility of 18,984sqm that is located within, and towards the north-west corner, of the City West Business Park. The site is bounded by the City West Road (N82) to the east; by Orchard Avenue to the south; and by Bianconi Avenue to the north. An undeveloped greenfield site is located to the west of the overall landholding (see below).



Aerial view of the Xilinx facility and landholding, and surrounding road network as well position of generator compound and signs

The existing interlinked facility of 18,984sqm was established originally following a grant of permission in 1994 and has subsequently been expanded under two main applications in 1999 and 2004 to permit the facility that is in place today. Details of the planning history are provided in section 3 of this report.

The facility has a strong landscape setting with car parking primarily to the north of the main facility. The strength of the landscaping buffer ensures that the scale of the facility is not evident from the surrounding lands as is evident in the photographs below. The facility has been assimilated well into this business park.

The existing site has three access points along Bianconi Avenue, one of which (the furthest to the west) is permanently closed, and two access points off Orchard Avenue. The most westerly access off Orchard Avenue is primarily for deliveries to the service yard to the rear.



View of facility through the landscape planting to east



North elevation of facility

The generator compound is located to the south of the facility and bounding Orchard Avenue. This generator compound, which is heavily landscaped is sited within the normally required 5m landscape strip around developments within business parks and EE zoned lands, as set out under ET3 Objective 5 of the County Development Plan. The landscaping around the site remains of a good quality. The proximity of the generator compound is not problematic as it does not impact on road users and does not block sightline distances at the nearby entrance. This compound has been subject of two temporary permissions the last of which ran out in 2012 and was subject to a permanent permission as part of the grant made under Planning Ref. SD16A/0064. The need to seek permission again is that the other elements of that permission were not implemented and that this permission has now expired.



View of generator compound facing onto Orchard Avenue

The site is located some 200m south of the N7 national primary road and is served by a good road network including the N82 National Secondary Road that extends across the east side of the site connecting Tallaght with the N7 corridor. Bianconi Avenue traverses the northern boundary of the site and connects with the Garter Lane to the west that provides alternative access onto and off the N7 road corridor.

Development Plan context

The South Dublin County Development Plan is the statutory planning document that covers the entire South Dublin administrative area. The Plan was adopted in June 2016. The Proposed Development is to be located within an area zoned EE (Enterprise and Employment) under the County Development Plan with the stated aim:

"To provide for enterprise and employment related uses."

It is notable that the same EE zoning extends across much of the Citywest Business Park including lands to the north, east and south. It is notable that advertising and advertising structures are permitted in principle under the zoning.

3. Planning history

The subject site and premises has a detailed planning history extending from 1994, which is detailed in chronological order below:

Reg. Ref. S94A/0344

This forms the parent permission and facilitated the construction of an interlinked complex of buildings of 9,208sqm. These included Block A, a two storey administration office block; Block B, a single storey entrance pavilion; Block C, a staff canteen; Block D, a two storey office serving the production element; and Block E, a single storey production and storage building. The Council decided to grant permission on the 28th September 1994 with the final grant being issued subject to 12 conditions on the 7th November 1994. The development was to be set in a landscape setting with a lake providing water storage for the fire protection installation together with access roads, car parking and an external sign at the main entrance off Bianconi Avenue.

Planning Ref. S96A/0614

This permission relates to a back illuminated sign on the north façade of the building and to retain a free standing generator and oil storage tank at the loading area and received its final grant of permission on the 27th February 1997.

Planning Ref. S97A/0827

This permission relates to the relocation and amendment of a sign on the north façade of the building and received its final grant of permission on the 27th April 1998.

Planning Ref. S99A/0908

Permission was granted by the County Council for a large mixed-use expansion of the facility occupied by Xilinx on the 1st March 2000 with the final grant issued on the 10th April 2000. The expanded building use was permitted to include software and hardware development, data processing, technical research and development, training, publishing, financial and administrative headquarters. The new buildings consisted of a full height and glazed street that connected 3 no. three storey office blocks (21,276sqm); an extension to the existing production and test facility (2,160sqm – Block K); a 2 storey warehouse shipping area with offices above (4,792sqm - Block G); and a two storey extension to the offices within Block A to form Block M (3,170sqm). In addition it was proposed to build a five level multi-storey car park in the south-west corner of the site and a change to the access arrangements off Orchard Avenue and Bianconi Avenue to facilitate some 1,500 workers. A significant part of this permission was not implemented and this was addressed under Reg. Ref. SD04A/0857.

Planning Ref. S00A/0370

Permission was granted by the County Council for a minor extensions of the facility occupied by Xilinx, and as granted under S99A/0908, on the 27th July 2000. The extensions included a minor extension of the entrance porch, relocation of one loading dock from the south façade of Block G to the west façade of Block K, additional link corridor and plant room above boiler house, and additional security room at first floor level between Block G and the multi-storey car park. The total floor area of the extension amounted to 212.3sqm.

Planning Ref. S00A/0413

Permission was granted by the County Council for a minor extension of the facility occupied by Xilinx, and as granted under S99A/0908, on the 15th August 2000. The permission allowed for a single storey extension to the existing staff cafeteria and kitchen and an additional link corridor at first floor level over existing kitchen. The total floor area of extensions amount to 616sqm.

Planning. Ref. S01A/0245

Permission was granted by the Council to widen the front entrance of the existing Xilinx facility on the 26th June 2001.

Planning Ref. SD02A/0698

Permission was granted for a new illuminated sign at high level of Block M on the 21st January 2003. It is this sign that will be replaced by the new AMD sign under the current application.

Planning Ref. SD04A/0850

This permission for the retention of a temporary generator compound on the southern perimeter of the overall lands facing onto Orchard Avenue was granted by the Council on the 19th January 2005. Condition no. 2 of the permission stated that the generators would be granted for a period of five years from the date of the final grant of the 3rd March 2005, at which time the generators shall be reviewed. A financial contribution of €9,175 was paid in relation to this permission.

Planning Ref. SD04A/0857

Permission was granted for the retention of structures completed and permitted under Reg. Ref. S99A/0908 and Reg. Ref. S00A/0370 on the 19th January 2005 with the final grant being issued on the 3rd March 2005. The permission included minor elevation changes to west elevation of Blocks G, N and K; east elevation of Blocks M and D; and south elevation changes to Blocks G, N, M and K. Changes to north elevation of Blocks D, G and E were also permitted. Permission was also granted by the Council for the retention of ancillary car parking to the north of the site for 234 spaces providing in total 568 spaces to the site and retention of the existing entrance onto Bianconi Avenue.

This permission is the most recent of the three core permissions relating to the site. It indicated the omission of Blocks L, J, F and H and the multi-storey car parking, and legitimises works undertaken under the S99A/0908 permission, whilst removing those not constructed. No financial contribution was attached to this permission.

Planning Ref. SD05A/0293

Permission was granted for a new external flue fixed to the southern elevation of the facility on the 10th June 2005 with the final grant issued on the 25th July 2005.

Planning Ref. SD05A/0293

Permission was granted for alterations to existing north elevation of Block E on the 20th July 2005 with the final grant issued on the 1st September 2005.

Planning Ref. SD07A/0564

Permission was granted by the Council for the retention of an enclosed plant area for liquid nitrogen and planning permission was sought and granted to extend the period granted under Planning Ref. SD04A/0850 for a temporary generator compound alongside Orchard Avenue. Permission was conditional on the permission being for five years from the date of the final grant of permission.

Planning Ref. SD16A/0064

Permission was granted by the Council on the 27th May 2016 for the change of use of 6,299sqm of the existing interlinked complex of buildings of 18,984sqm from a mix of ancillary warehouse, packaging, logistics and research and development uses within Blocks E, G and K to an independent office based

industry use that would function independently to the remaining Xilinx facility and could be sub-let and subdivided. The permission also included retention permission being granted for the same generator compound that is subject of the current application.

4. Concept plan of proposal

The development proposes no additional floor area to the existing interlinked facility at this site at Bianconi Avenue, Citywest Business Park, Saggart, Co. Dublin. The application seeks retention permission for the generator compound and perimeter treatment on a permanent basis that was already permanently permitted under Planning Ref. SD16A/0064.

In addition retention permission is sought for 3 no. signs as follows, and as shown below:

- Retention of 1 no. sign (0.57sqm) on plinth at the corner of Bianconi Avenue and the N82;
- Retention of 1 no. sign (4.58sqm) on eastern elevation facing the N82; and
- Retention of 1 no. sign (5.79sqm) on northern elevation facing Bianconi Avenue.



New plinth sign in north-east corner of proposed development site



New sign on east elevation of existing facility



New sign on north elevation of existing facility

The proposed signage to the eastern and northern elevation of the existing facility has replaced existing signage for Xilinx to reflect the acquisition of Xilinx by AMD. The signs are visible as shown on the previous page during the day and reverse their colours at night, as is shown below for the east facing sign.



New sign on east elevation of existing facility at night

We respectfully submit that the new signage is wholly in accordance with section 11.2.8 of the County Development Plan and having regard to Table 11.19 of the Plan. The size of the signage must be considered in the context of the substantive building, and its visibility from the wider business park. The signs are simple in design terms and are proportionate to the buildings on which they are situated. Careful consideration was given to its lighting at night to ensure, despite this being an industrial area that no light pollution occurs.

The development will also include retention of all revisions to the permitted landscaping and site development works required.

5. Appropriate Assessment

An appropriate assessment screening report was undertaken in relation to this development. The AA screening process has identified that there are no European sites within 15km of the proposed development site. The nearest site is the Glenasmole Valley SAC. Following a detailed analysis, no European sites are deemed to be at risk of likely significant effects from construction or operation of the proposed development. This conclusion has been reached by an analysis of Qualifying Interests (QIs) of all sites, and of the threats potentially preventing these QI's from maintaining favourable conservation status. The contribution of other potential projects in the same area has also been assessed in this screening exercise. The assessment has shown that there are no elements of the proposed development that could, on their own or in combination with other plans or projects, lead to a risk of significant impacts on European sites.

6. Conclusion

We respectfully submit that the nature of the proposal fully accords with the zoning, policies and objectives of the County Development Plan. The generator compound has already been granted by the County Council, albeit under a previous County Development Plan, under Planning Ref. SD16A/0064; and the sole reason for reapplying for the permanency of the generator plant is that the 2016 permission was not implemented in totality, and that the applicant seeks to legalise all elements within the wider site.

This includes the seeking of permission for three signs, of which two are located on the northern and elevation of the building to aid the legibility of the business park and its various uses. A third sign has been erected on the existing signage plinth within the north-east corner of the site. We respectfully submit that the new signage is wholly in accordance with section 11.2.8 of the County Development Plan and having regard to Table 11.19 of the Plan.

In conclusion, for all of the foregoing arguments, reason and considerations, we respectfully request South Dublin County Council to accept the contents of the application, and to assess the retention application on its own individual merits and to grant planning permission for this development on the basis that by its nature and extent, the proposal would accord with the proper planning and sustainable development of this area including the preservation and improvement of amenities thereof.

We trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,

A handwritten signature in cursive script that reads "Anthony Marston".

Anthony Marston (MIPI, MRTPI)
Marston Planning Consultancy