

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0305 **Application Date:** 09-Nov-2021
Submission Type: Additional **Registration Date:** 19-Apr-2022
Information

Correspondence Name and Address: Kavanagh Burke Consulting Engineers Unit F3,
Calmount Park, Ballymount, Dublin 12

Proposed Development: Alterations to existing granted planning, Ref. SD19A/0065, for a proposed Waste Metal Transfer Facility including Waste Electric & Electronic Equipment (WEEE). The subject alterations for which planning permission is sought for are as follows: (1) Reconfiguration of the floor plan areas as follows: (A) Provision of 535sq.m additional floor area due to introduction of areas as follows - (A.1) Extended display area at ground floor of ancillary office, addition of 46sq.m floor area, (A.2) Extended open plan office at first floor of ancillary office, addition of 20sq.m floor area, (A.3) Single storey ancillary storage facility to the front north-east elevation totalling 166sq.m with overall height 7m, (A.4) Mezzanine area to the south eastern side of Light Industrial Unit, totalling 303sq.m. Alterations listed above result in total building area Increase from 4391sq.m to 4926sq.m as shown at the revised table of gross Internal floor areas & uses. (B) Change of use of 64sq.m of light industrial unit floor area to staff facilities due to the introduction of: (B.1) Enclosed stairs from Light Industrial Unit to ancillary office/staff facilities (overall 31sq.m), (B.2) single storey cleaners store and storage at ground floor to the north-eastern corner of light industrial unit (overall 33sq.m). (C) Change of use of 100sq.m of workshop charging area & staff facilities to workshop area & single storey office/staff facilities. (D) Introduction of full height dividing wall at light industrial unit. 2. Elevations alterations as per list above plus additional alterations as follows: (a) Provision of full height cladding (ground floor to roof) to light industrial unit and ancillary Workshop. (b) Introduction of 11m wide x 6m high open to light industrial unit side (north-western) elevation, (c)

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Rearrangement of all fire exit & level access doors to light industrial unit & ancillary workshop including omission and addition of the same, (d) Introduction of integrated modular louvre system to light industrial unit rear (south-western) & side (north-western) elevation, (e) Introduction of canopies to the ancillary office main entrance and above 11m wide open & dock levellers to light industrial unit side (north-western) elevation. (3) Site plan alterations as follows: (a) Rearrangement of car parking spaces due to provision of office extended display area to the front (north-eastern) elevation, (b) Provision of new finish floor level to office/staff facilities and Workshop and associated site levels adjustments, (c) Provision of a new boundary fence type (paladin fence) throughout the development, (d) Provision of additional weighbridge - overall 2 proposed and rearrangement of brush wash and steam wash between workshop and site's north-western boundary, (e) Provision of building protection bollards to workshop side elevations (south-east and north-west), (f) Associated drainage adjustments due to the inclusion of the alterations above plus reduction of surface water and foul sewer outfall route as per as built access road and services which serve built developments to the east of the site. All other details such as landscaping, lighting, external surface finishes, Environmental Impact Assessment Report (EIAR), Flood Risk Assessment etc. will remain as per the granted application ref. SD19A/0065.

Location: Tay Lane, Greenogue, Rathcoole, Co. Dublin
Applicant Name: Electrical Waste Management Ltd.
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: stated as 2.2 Hectares.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Site Description:

The application site is situated c. 300m to the South of Greenogue Business Park in Rathcoole. Rathcoole is approx. 1.2km south-east of the Business Park and Newcastle Village is approx. 1.2km west of the site. The site is located on the eastern side of Tay Lane, directly south of the existing large surface water attenuation facility serving Greenogue Business Park. To the south the site is bound by an existing dry recyclable baling facility. Detached residential housing is located in a dispersed form to the north and south.

Proposal:

The proposed development consists of Alterations to existing granted planning, Ref. SD19A/0065, for a proposed Waste Metal Transfer Facility including Waste Electric & Electronic Equipment (WEEE).

The alterations for which planning permission is sought for are as follows:

(1) Reconfiguration of the floor plan areas as follows:

- Provision of 535sq.m additional floor area due to introduction of areas as follows –
 - (A.1) Extended display area at ground floor of ancillary office, addition of 46sq.m floor area,
 - (A.2) Extended open plan office at first floor of ancillary office, addition of 20sq.m floor area,
 - (A.3) Single storey ancillary storage facility to the front north-east elevation totalling 166sq.m with overall height 7m,
 - (A.4) Mezzanine area to the south eastern side of Light Industrial Unit, totalling 303sq.m. Alterations listed above result in total building area Increase from 4391sq.m to 4926sq.m as shown at the revised table of gross Internal floor areas & uses.
- (B) Change of use of 64sq.m of light industrial unit floor area to staff facilities due to the introduction of:
 - (B.1) Enclosed stairs from Light Industrial Unit to ancillary office/staff facilities (overall 31sq.m),
 - (B.2) single storey cleaners store and storage at ground floor to the north-eastern corner of light industrial unit (overall 33sq.m).
- (C) Change of use of 100sq.m of workshop charging area & staff facilities to workshop area & single storey office/staff facilities.
- (D) Introduction of full height dividing wall at light industrial unit.

2. Elevations alterations as per list above plus additional alterations as follows:

- (a) Provision of full height cladding (ground floor to roof) to light industrial unit and ancillary Workshop.
- (b) Introduction of 11m wide x 6m high open to light industrial unit side (north-western) elevation,

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

- (c) Rearrangement of all fire exit & level access doors to light industrial unit & ancillary workshop including omission and addition of the same,
 - (d) Introduction of integrated modular louvre system to light industrial unit rear (south-western) & side (north-western) elevation, (e) Introduction of canopies to the ancillary office main entrance and above 11m wide open & dock levellers to light industrial unit side (north-western) elevation.
- (3) Site plan alterations as follows:
- Rearrangement of car parking spaces due to provision of office extended display area to the front (north-eastern) elevation,
 - (b) Provision of new finish floor level to office/staff facilities and Workshop and associated site levels adjustments,
 - (c) Provision of a new boundary fence type (paladin fence) throughout the development,
 - (d) Provision of additional weighbridge - overall 2 proposed and rearrangement of brush wash and steam wash between workshop and site's north-western boundary,
 - (e) Provision of building protection bollards to workshop side elevations (south-east and northwest),
 - (f) Associated drainage adjustments due to the inclusion of the alterations above plus reduction of surface water and foul sewer outfall route as per as built access road and services which serve built developments to the east of the site.

All other details such as landscaping, lighting, external surface finishes, Environmental Impact Assessment Report (EIAR), Flood Risk Assessment etc. will remain as per the granted application ref. SD19A/0065.

Consultations:

<i>TII:</i>	No report received at time of writing.
<i>HSA:</i>	No report received at time of writing.
<i>Department of Defence:</i>	No report received at time of writing.
<i>Chief Fire Officer:</i>	No report received at time of writing.
<i>Waste Management:</i>	No report received at time of writing.
<i>Water Services:</i>	No objection, subject to conditions.
<i>Irish Water:</i>	No objection, subject to conditions.
<i>Roads:</i>	Request additional information
<i>Parks:</i>	No comment / objection.
<i>Heritage Officer:</i>	No report received at time of writing.
<i>EHO:</i>	No objection, subject to conditions.

SEA Sensitivity Screening

Indicates overlap with SFRA B.

Site is adjacent to the Rural 'RU' zoning.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations:

None.

Relevant Planning History:

Subject site

SD19A/0065

Planning Permission Granted for waste metal facility including waste electrical and electronic equipment (WEEE) and will include the provision of 1 light industrial unit with ancillary office and staff facilities (3,802sq.m with a maximum height of 12.4 metres); screened outdoor storage area (970sq.m) incorporating walls 4.2 metres in height; vehicular access to the site via the Greenogue Roundabout; pedestrian access; 29 ancillary car parking spaces; HGV yard; 10 HGV parking spaces; HGV weight bridge; brush wash and steam wash; hard and soft landscaping; access gate; ESB substation; lighting; cycle parking; boundary treatments; associated site development works above and below ground incorporating an access road on lands at College Lane;; Electrical Waste Management Limited currently have a waste permit (WFP-DS-11-0014-05) with a permitted volume of 82,833 tonnes per annum; an Environmental Impact Assessment Report has been prepared in respect of the proposed development.

SD18A/0022

Planning permission **REFUSED** to construct: (a) Building A: Metal transfer building (3,227sq.m, 15.30m high) with 2 storey ancillary offices/staff facilities (383sq.m, 9.00m high) plus single storey annexed staff facilities (114sq.m, 3.90m high), totalling 3,724sq.m; (b) Building B: Ancillary workshop for vehicle maintenance and charging (574sq.m, 12.40m high); (c) Site entrance/exit off Tay Lane, HGV weighbridge, ancillary car parking, HGV parking (680m²), marshalling yard, external storage of waste metal (965sq.m) screened by demountable concrete walls 4.2m high, HGV wash area, associated drainage, landscaping, services and utilities.

Refusal Reason 1:

Pursuant to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), the proposed development was required to be accompanied by an Environmental Impact Assessment Report (EIAR). The applicant failed to respond to the request for additional information to submit an adequate EIAR, which is a statutory requirement for the proposed class of development. Therefore, having regard to the scale and nature of the proposed development and the statutory requirement for an EIAR, the proposal would be contrary to the proper planning and sustainable development of the area and contrary to the provisions of Section 11.8.1 Environmental Impact Assessment of the 2016-2022 County Development Plan.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Refusal Reason 2:

An adequate Design Statement was not submitted with the application, which is a requirement under Section 11.2.1 of the 2016-2022 South Dublin County Council Development Plan. A comprehensive Design Statement should be presented as an independent document which explains and illustrates the design rationale and records the design process. It should (although not exclusively) illustrate a site appraisal and design concepts and illustrate a materials palette and include photomontages / 3D images of the proposed development. The application is considered deficient in this regard and is not compliant with Section 11.2.1 of the 2016-2022 County Development Plan.

Refusal Reason 3:

Insufficient details have been lodged with the Planning Authority in relation to the provision of a comprehensive Tree Report, comprised of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, which are required to ensure compliance with the objectives, policies and standards of the South Dublin County Development Plan 2016 - 2022, such as Section 11.5.5(i) Ecological Protection, Policy G2 Objective 9 and Policy G2 Objective 13, and The proposed development has not demonstrated compliance with Section 11.5.5(i) Ecological Protection, Policy G2 Objective 9 and Policy G2 Objective 13 and, therefore, would not be in accordance with the proper planning and sustainable development of the area.

SD03A/0066 and ABP Ref. 06S.204281

Planning permission **GRANTED** to construct 98,252sq.m of industrial/warehousing units in 20 blocks (varying from 8 to 17m high) including 17,298sq.m of integral related office accommodation on two/three floors together with Alymer Road College Lane Link Road, partial realignment of Aylmer Road and College Lane, partial realignment of River Griffeen and tributaries, provision for park, access roads, outfall drains, service utilities, sub-stations, boundary fences/walls, landscaping, planting, paving parking, associated site development works and demolition of existing dwelling (Further significant information which includes revisions to the boundary of the site on the north eastern boundary giving an increase in area of 1.21 hectares for alterations to the link road outlined in green between College Lane and the Aylmer Road. Omission of 3 roundabouts, alteration to the horizontal and vertical alignment and inclusion of 1 new roundabout. Also included further details relating to the architectural/visual aspects of the development, additional landscape details for the parkland area and altered road, additional information and drainage). (This application is accompanied by an Environmental Impact Statement).

Note: This application related to not only the subject site but almost the entirety of Greenogue Business Park.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Adjoining site to the east

SD18A/0265

Provision of 2 warehouses with ancillary three storey office and staff facilities and associated development. Building A will have a maximum height of 18.3m with a gross floor area of 15,286sq.m including a warehouse area (14,267sq.m), ancillary office area (413sq.m) and staff facilities (606sq.m). Building B will have a maximum height of 17.4m with a gross floor area of 26,384sq.m including a warehouse area (23,421sq.m), ancillary office areas (1,870sq.m) and staff facilities (1,093sq.m). The development will also include the provision of a new vehicular access to the site via the Greenogue Roundabout; internal roadways; pedestrian access; 422 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; hard and soft landscaping; 2 ESB substations (18sq.m); lighting; boundary treatments; and associated site development works above and below ground.

Decision: Grant permission, subject to conditions.

Adjoining site to the south

SD18A/0044

A standalone single storey office building and staffing facilities comprising of an area of 156sq.m; The addition of staff car parking facilities comprising of 14 car parking spaces; The addition of a new onsite bio cycle treatment plant treatment facility to service new office and staffing accommodation; New ESB substation; Landscaping boundary screening and new security fencing along with all ancillary site works.

Decision: Grant permission, subject to condition.

SD16A/0406

Planning permission **GRANTED** for retention and continued operations of a dry recyclable baling facility with a capacity of 20,000 tonnes per annum. There will be no internal works to the existing building. There will be no external works to the existing building. Access to the facility is via the existing site entrance off Tay Lane. The floor area of the existing building is 2,160sq.m and is finished with reinforced concrete floor slabs.

Condition 4 states,

'There shall be no external storage or handling of waste. All waste accepted at the facility shall be handled indoors.

REASON: In the interests of public health and to prevent the creation of a nuisance.'

SD10A/0328

Planning permission **GRANTED** for a change of use from a grain store to a dry recyclable baling facility with a capacity of 20,000 tonnes per annum. The development consists of the provision of internal works to the existing building. There will be no external works to the existing building. Access to the facility is via the existing site entrance. The floor area of the

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

existing building is 2,160sq.m. Retention is sought for a 10 year period. Permission granted with conditions for a temporary period of five years.

Condition 2 states,

*'Permission for retention of dry recyclable baling facility hereby permitted is for a period of **five years only**. On the expiration of this period the use of the building as a dry recyclable baling facility shall cease and revert to agricultural storage and the small site office and weighbridge adjacent to site entrance shall be removed unless, prior to that date, planning permission has been granted for retention for a further period by the Planning Authority or An Bord Pleanála on appeal.*

REASON: To enable the impact of the development to be monitored and in the interests of clarity.'

Application form associated with Reg. Ref. SD10A/0328 states previous permission SD92A/0203 – use as a Grain Store and handled up to 401,000 tonnes of various materials including meat and bone meal (cat 1 animal by-product material) per annum. **No details available on the APAS system to verify this site history.**

Relevant Enforcement History:

None traced for subject site.

Pre-Planning Consultation:

None for current proposal.

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

Section 1.12.0 Employment Lands

Policy ET3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

*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*

*7.7.0 Environmental Quality
Policy IE6 Environmental Quality*

*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 E3 Energy Performance in Existing Buildings
Policy E4 Energy Performance in New Buildings
Policy E5 Waste Heat Recovery & Utilisation
Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.1 Design Statements
Section 11.2.5 Enterprise and Employment Areas
Section 11.2.7 Building Height*

*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 (i) Flood Risk Assessment
Section 11.6.1 (ii) Surface Water
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)
Section 11.6.1 (iv) Groundwater
Section 11.6.1 (v) Rainwater Harvesting
Section 11.6.1 (vi) Water Services
Section 11.6.3 Environmental Hazard Management*

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

National Waste Management Plan (2012)

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 (2015).

Waste Management Plan for the Dublin Region 2005-2022

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

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

Circular PL1/2017 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive), Department of Housing, Planning and Local Government (2017)

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Draft Guidance Note on the Preparation of Environmental Impact Statements, Environmental Protection Agency (2015)

Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Environmental Protection Agency (2017)

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Environmental Protection Agency (2018)

Assessment:

The main issues for assessment are compliance with:

- Zoning and Council Policy,
- Visual Impact,
- Residential Amenity,
- Access and Parking,
- Noise and Environmental Health Issues,
- Services and Drainage,
- Landscaping and heritage,
- Aviation Safety,
- Screening for Environmental Impact Assessment Report
- Screening for Appropriate Assessment.

Zoning and Council Policy

The site is located in an area zoned Objective 'EE - to provide for enterprise and employment related uses.'

The proposed development relates to the alteration of a previously permitted planning application (SD19A/0065). These alterations consist of:

- Reconfiguration of floorplans and increase of 535sq.m
 - o 46sq.m ancillary display area (extension of existing)
 - o 20sq.m ancillary office (extension of existing)
 - o 166sq.m storage facility
 - o 303sq.m mezzanine to light industrial unit.
- Change of use of 64sq.m light industrial to staff facilities
- Change of use of 100sq.m workshop charging area and staff facilities to workshop area and offices/staff facilities
- Dividing wall in light industrial unit
- Elevational changes
- Rearrangement of car parking spaces
- Change in FFL
- New paladin boundary fence

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

- Additional weighbridge and new arrangement to wash system
- Bollards
- Drainage adjustments

The principle of the primary use was established as acceptable under SD19A/0065. There are a number of changes proposed to the use and also a small increase in floor area. These changes are discussed below:

- Block A Display area – this would be located to the front of the reception and would include a vehicle turntable. This is considered ancillary to the main use and acceptable in principle.
- Block A Office – this involves the reconfiguration of an area already permitted for open plan office and extension of same. This is considered ancillary to the main use and acceptable in principle.
- Storage facility – this would be attached to Block A (north elevation). The scale of the storage element indicates it is ancillary to the main use.
- 303sq.m mezzanine – this is located within Block A. the use is light industrial, which is Permitted in Principle within lands zoned “EE”.
- Change of use light industrial to staff facilities – this is located within Block A and would be internal. The scale of the change of use is considered to be ancillary.
- Change of use of 100sq.m workshop charging area and staff facilities to workshop area and offices/staff facilities - This is located with Block B. The office would measure approx.10.4sq.m. The majority of the 100sq.m would be for storage. The proposed change of use is considered to be ancillary.

All other changes are considered to be ancillary and would not materially alter the permitted use on the site.

The principle of the proposed amendments is therefore considered acceptable and in keeping with Council Policy. However, in the interests of clarity the applicant should be requested to submit a clear breakdown of previously granted office space and proposed office space, stating an overall total of office space proposed for the site. **ADDITIONAL INFORMATION.**

Visual Impact

The main visual amendments to Block A are to the front (north elevation), the building footprint is slightly increased in this area to accommodate the ancillary facilities. Three additional large roller shutter doors are also proposed along this elevation. It is noted that there is increased glazing on the extended area, which is welcomed. The rollershutters are located on an area that was otherwise blank previously. Given the orientation of the building, they would not be highly visible. Changes on the west elevation include an additional rollershutter (there are already a number along this elevation), a permanent opening and 2 new canopies. The depth of the canopy is not indicated. On the south elevation, rollershutters would be removed and louvres and a

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

canopy added. Again, the depth of the canopy is not indicated. Only minor amendments would take place on the east elevation, with an escape door removed. It is now proposed that the entire building would be clad, previously, the upper portion was clad and there was a 3m high concrete wall at the base. It is noted that the site is well screened by a landscaping berm and the amendments to the lower level would not have a significant impact. The FFL for ridge would increase from 117.10 to 117.25. An internal dividing wall is proposed also.

The amendments to Block A are generally considered acceptable. However, **additional information** is required regarding the canopies. **ADDITIONAL INFORMATION.**

The main amendments to Block B are the rearrangement of openings and the change of materials to match those proposed for Block A. These amendments would not have a significant impact.

The other proposed amendments, additional weighbridge and new arrangement to wash system, and drainage adjustments would not have a significant impact on visual amenity.

The proposed bollards would be adjacent to Block B and are indicated along the two side elevations on the site plan. No further details of the bollards have been provided. The applicant should provide more detail (elevations) via **additional information.**

A fence is proposed. This is described as “*a new boundary fence type (paladin fence) throughout the development*”. The location is indicated on the site plan – the applicant is requested to submit a revised plan with only the location of the fence and the proposed landscaping indicated. It is noted that the majority of the fence is internal within the proposed landscaping, however, an element appears to be placed immediately adjacent to Tay Lane. No elevations or further details have been provided. The applicant is requested to provide these details via **additional information.**

Residential Amenity

It is noted that there are a number of dwellings located in close proximity to the proposed development, approximately 140m north/northwest of the subject site. The proposed amendments would not have a significant impact upon residential amenity, above that of the already permitted development. The proposal is, therefore, considered acceptable in this regard. A condition is recommended linking the current application to the parent permission in order to protect the amenities of the area.

Access and Parking

Roads has stated “*Rearrangement of car parking spaces due to provision of office extended display area to the front (north-eastern) elevation. It is proposed to reduce the car parking rate by 11 spaces, justification for this reduction should be made. The original planning SD19A/0065 has already reduced the parking rate from 88 to 29*”. **Additional information** is requested.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Noise and Environmental Health Issues

The Environmental Health Officer has not provided any comments on the revised application. A condition is recommended linking the current application to the parent permission.

Services and Drainage

Water Services has raised no objections, subject to conditions. The requested details are: “Proposed surface water attenuation for catchment area 1 of 175m³ is undersized by approximately 40% for 1 in 100 year storm event.

Prior to commencement of development the applicant/developer shall submit a revised drawing showing increased surface water attenuation for catchment area 1 by 40% (current volume 175m³) for a 1 in 100 year storm event”.

Given the nature of the information sought, it is considered **additional information** should be sought in this instance.

Irish Water has raised no objections, subject to conditions.

Landscaping and Heritage

A report was received from the Parks and Public Realm Department. This states “*The Public Realm department have no comment or objection. The previous relevant conditions pertaining to SD19A/0065 apply - ensure no net loss of trees proposed in the granted application*”.

Heritage was considered as part of the parent permission and the proposal would not have a significant impact upon heritage features above the permission already granted.

Aviation Safety

No reports have been received in relation to this application. The proposal increases heights by approx. 0.15m.

Note:

In the interests of clarity, a revised site plan, without the swept path analysis included, which is clearly in accordance with Article 23(1) of the Planning and Development Regulations, 2001, as amended should be submitted and should clearly represent all proposed development/modifications in plan form. **ADDITIONAL INFORMATION.**

Screening for 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.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Other Considerations

Development Contributions

Light industrial development and ancillary facilities: 535sq.m.

SEA Monitoring Information

- Light industrial development and ancillary facilities: 535sq.m.
- *Land Type*- Brownfield/Urban Consolidation
- *Site Area (Ha.)* – 2.2ha

Conclusion

Having regard to the

- 'EE' zoning objective to the subject site,
- the policies and objectives of the South Dublin County Council Development Plan,
- the detail provided with the submission

it is considered that the proposed development is acceptable in principle, however, **additional information** is required to ensure the impacts of the proposal are acceptable in terms of visual amenity, parking and drainage and the proposal would be in accordance with the proper planning and sustainable development of this area.

Recommendation

Request additional information.

Additional Information

Additional information requested: 12 January 2022

Additional information received: 19 April 2022

Consultations:

Parks: No further comments.

Roads: No objection, subject to conditions.

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Assessment:

Item 1:

The applicant is requested to provide the following information to ensure the proposed development has an acceptable visual impact:

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

- roof plan indicating the extent of all canopies
- plans / elevations for proposed bollards
- plans / elevations for proposed fence
- site layout plan, clearly indicating the location of the proposed fence
- photomontages indicating the proposal as approved and following the installation of the fence (where it would be visible outside the site).

Applicant's response:

Bollards omitted.

Remaining features indicates on plans. Photomontages provided.

Assessment:

The extent of the canopies is noted, as is the removal of the bollards. This is considered acceptable. The location and impact of the proposed paladin fence, is also considered acceptable.

Item 2:

The applicant is requested to clarify the reason for reducing the car parking and provide a rationale for the same.

Applicant's response:

Applicant has set out reason for car parking.

Assessment:

The Roads Department has stated "*The applicant has stated that the reason for the reduction in parking spaces is the increase in office space required. The applicant was requested to provide a justification for the reduction in spaces, they have simply stated that 18No. spaces is the applicant's requirement. The applicant is requested to submit a mobility plan to identify the modes of transport to an from the development to demonstrate the number of car spaces is sufficient. The increase in bicycle parking is welcomed and the applicant should ensure that all bike spaces are covered and secure*".

Item 3:

(i) The proposed surface water attenuation for catchment area 1 of 175m³ is undersized by approximately 40% for 1 in 100 year storm event. The applicant is requested to submit a revised drawing showing an increased surface water attenuation for catchment area 1 by 40% (current volume 175m³) for a 1 in 100 year storm event.

(ii) The applicant is requested to substantially increase SUDS proposals for the development and introduce green infrastructural elements to the overall design to help mitigate its impact.

Applicant's response:

Water Services has raised no objections, subject to conditions.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

Item 4:

In the interests of clarity, the applicant is requested to submit a clear breakdown of previously granted office space and proposed office space, stating an overall total of office space now proposed for the site.

Applicant's response:

383sq.m of ancillary office and staff facilities previously granted. 513sq.m proposed including under current application.

Assessment:

Approx. 513sq.m office proposed (including some staff facilities). This is considered acceptable.

Item 5:

The applicant is requested, in the interests of clarity, to submit a revised site plan:

(i) without the swept path analysis included, and

(ii) clearly representing all proposed development/modifications in plan form,

in accordance with Article 23(1) of the Planning and Development Regulations, 2001, as amended.

Applicant's response:

D1541-D2- PL3 provides revised site plan.

Assessment:

Site plan is acceptable.

Other Considerations

Development Contributions

Light industrial development and ancillary facilities: 535sq.m.

SEA Monitoring Information

- Light industrial development and ancillary facilities: 535sq.m.
- *Land Type*- Brownfield/Urban Consolidation
- *Site Area (Ha.)* – 2.2ha

Conclusion

Overall, it is considered that the application site is located within lands that are zoned EE in which the proposal would be acceptable in principle, the applicant has provided sufficient response to the additional information requested. The proposal is therefore in keeping with the planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

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.

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 to be in accordance with submitted plans and details.
 - (i) The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 19 April 2022, save as may be required by the other conditions attached hereto.
 - (ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under Ref. SD19A/0065, save as may be required by other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. SuDS
Prior to commencement of development the applicant shall submit a revised drawing showing additional SuDS (Sustainable Drainage Systems) in proposed development, the details of which shall be agreed in writing by the Planning Authority. Examples of SuDS are Swales, Tree Pits, Biodiversity areas/gardens that could be included in green areas adjacent to the perimeter of site. Other areas for SuDS could also be considered at green areas adjacent to parking areas.
REASON: In the interests of sustainable drainage.
3. Drainage.
 - (a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

REASON: 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. Environmental Health.

Noise

Construction Phase

(1) No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Operational Phase

(2) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(3) All plant items associated with the ESB substation, weigh bridges, brush wash and steam wash equipment shall be regularly maintained to ensure that excessive noise generated by any worn or rattling components is minimised.

(4) The applicant shall adhere to the mitigation measures outlined in Sections 13 (Air) and sections 14 (Noise) of the Environmental Impact Assessment Report submitted as part of this planning permission request. They shall also adhere to the operating hours of 07:00 - 19:00 Monday to Friday and 07:00 – 16:00 on Saturday as listed in the EIAR. No waste should be accepted and processed outside these operating hours and trucks should not be queued outside the facility outside these operating hours.

Air

(5) The development shall be so operated that there will be no emissions of malodours or vibrations as would give reasonable cause for annoyance to any person in a nearby residential area or public place in the vicinity.

(6) The development shall be so operated that there will be no emissions of dust, fumes or other deleterious materials, on site as would give reasonable cause for annoyance to any person in a nearby residential area or public place in the vicinity.

(7) Spray from the brush and steam wash must not pass outside the boundary of the property and cause annoyance to any neighbouring property or public area.

Refuse

(8) A suitable location for the storage of refuse shall be provided during the construction of the development so as to prevent a public health nuisance.

Drainage

(10) Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

Pest Control

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

(11) The applicant shall put in place a pest control contract for the site for the duration of the construction works.

Lighting

(12) Lighting to be used on site must not be intrusive to any light sensitive location including residential properties and public places in close proximity to the development.

REASON: In the interest of public health.

5. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €52,836.60 (fifty two thousand eight hundred and thirty six euros and sixty cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

7. That arrangements be made with regard to the payment of financial contributions and lodgement of security/bond in respect of the overall development, as required by Condition Nos. 26 and 17 of Register Reference SD19A/0065., arrangements to be made prior to commencement of development.

REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

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.

Comhairle Chontae Atha Cliath Theas

PR/0606/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0305

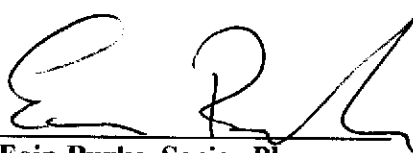
LOCATION: Tay Lane, Greenogue, Rathcoole, Co. Dublin

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:

16/5/22


Eoin Burke, Senior Planner