

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0347 **Application Date:** 17-Dec-2021
Submission Type: Additional **Registration Date:** 26-Apr-2022
Information

Correspondence Name and Address: Armstrong Planning 12, Clarinda Park North, Dún Laoghaire, Co. Dublin, A96V6F9

Proposed Development: Construction of a single storey extension (980sq.m) to paint workshop with canopy; two access doors with roller shutters and all associated site development works.

Location: Galco House, Ballymount Road, Walkinstown, Dublin 12

Applicant Name: Galco Steel Limited

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 03/02/2022

Site Area: Stated as 0.6198 Hectares

Site Description:

The subject site is an industrial facility located at the intersection of Ballymount Road Lower and Ballymount Avenue. The red line boundary of the application is one portion of a larger site (the western section) and is accessed from Ballymount Road Lower. The site is bounded by a block work wall around the northern boundary and inside the site boundary is subdivided from the east side to the western side of the site with a partial steel fence. The overall landholding is occupied by a number of large industrial buildings, and the current application relates to an extension of the existing paint workshop, located along the western boundary of the site.

Proposal:

Proposal relates to the Permission for:

- Construction of a single storey extension (980sq.m) to paint workshop with canopy;
- two access doors with roller shutters and all associated site development works.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

Zoning

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

The site is located within the scope of a 'Transitional Area' of Delivery Team (City Edge)- where significant development (within SDCC and Dublin City jurisdiction).

Consultations:

Surface Water –

Request Additional Information.

Irish Water –

No comments at time of report.

Roads Department -

- Additional Information, the site is located within an area identified for a Long term Road Proposal, as identified within the County Development Plan.

Delivery Team (City Edge) -

- No objection in principle, however, the site is located within the scope of a 'Transitional Area' of Delivery Team (City Edge)- where significant development (within SDCC and Dublin City jurisdiction) is envisaged.

H.S.E. Environmental Health Officer –

No comments at time of report.

Parks -

No comments at time of report.

Public Lighting -

No comments at time of report.

Pollution Control -

No comments at time of report.

Waste Management-

No comments at time of report.

Fire Officer Chief-

No comments at time of report.

Health and Safety Authority (Seveso Sites).

No comments at time of report.

Screening for Strategic Environmental Assessment

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations

None received.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

Relevant Planning History

SD19A/0384 - Galco House, Ballymount Road, Walkinstown, Dublin 12. **Permission Granted** for Proposal relates to:

- (i) Alterations to existing roofs to include increasing roof height of one bay to match adjoining bay;
- (i) new wall & roof cladding including louvred ventilation panels and translucent panels over existing cladding and to altered areas of buildings and extensions;
- (ii) provision of new roller-shutter doors to three existing opes and three new opes;
- (iii) demolition of three ancillary structures attached to the north side of the building and provision of four new single storey pitched roof structures attached to the north side of the building;
- (iv) demolition of some existing wall and roof structures to the eastern end of the building, and the provision of new walls & roofs to form new areas of the high-bay plant/fabricating area with raised roof on parapet levels;
- (v) demolition of a detached single storey plant building on the north-west of the site and storage buildings on the east of the site and construction of 3 new single storey detached plant and storage buildings;
- (vi) provision of new signage to the west facing elevation of the building at high level;
all other associated siteworks & services to facilitate the development.

1. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority, the following modifications to the development:

- (a) proposals for replacement/revised boundary treatment to the north of the site, on Ballymount Road Lower;
- (b) plans showing the provision of 3 mobility impaired vehicle parking spaces;
- (c) plans for the provision of 6 vehicular spaces with facilities for electric vehicle charging.

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

SD07A/0363 – Change of use from redundant residential caretakers apartment at ground floor to offices; internal alterations to existing offices at ground floor; new single storey prefabricated 36sq.m canteen structure linked to existing offices at rear and new extended porch at ground floor with extended first floor balcony and signage.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

SD05A/0175 – Demolition of existing lean-to; and extension of existing three storey office and fabrication shop, extension of car parking and all associated site works. South Dublin County Council granted permission with final grant dated 15th June 2005.

S00A/0840 - Additional first and second floor office accommodation, minor alterations and additional car parking to previously approved galvanising plant (reg. ref. S00A/0057, which application included an E.I.S). South Dublin County Council granted permission with final grant dated 26th March 2001.

S00A/0057- Partial demolition of existing lean-to-shed and construction of a new Metal Fabrication Shop with ancillary offices, floor area 1222sq.m, additions and alterations to existing Metal Fabrication Shop to house Acid Pickling and Galvanising Plant, floor area 1421sq.m, change of land use from agricultural to industrial to provide for trailer parking bays and for the re-location of fuel tank, dispensing pump and interceptor trap and new vehicular entrance from Ballymount Avenue to car parking enclosure (revised plans). South Dublin County Council granted permission with final grant dated 31st August 2000.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None

Relevant Policy in South Dublin County 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/0649/22

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*

*Section 7.6.0 Major Accidents Directive
Policy IE6 Major Accidents*

*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 11.2.8 Signage – Advertising, Corporate and Public Information
Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria*

*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

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

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

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 Policy

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Section 5 – Dublin Metropolitan Area Strategic Plan, in *Regional, Spatial and Economic Strategy 2019 – 2031*.

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)

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

Assessment

The main issues for assessment are:

- Zoning and Council policy,
- Visual Impact and Signage,

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

- Parking and Access,
- City Edge
- Water Services,
- Environmental Impact Assessment,
- Appropriate Assessment.

Zoning and Council Policy

The site is located in an area zoned Objective EE which is 'to provide for enterprise and employment-related uses'. The proposed development is an extension to an existing use on the site and as such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan 2016-2022, the principle of the proposed development is acceptable at this location. No extra office space is proposed within this warehouse building.

Visual Impact

The proposal includes for the addition of an extension to the easterly side of the existing warehouse structure that projects in width 18m from the existing side building line (in a easterly direction) and in length 61.6m giving a total of 980sq.m in size. The ridge level height of the pitched roof is consistent with the building height of the existing building (10.3m). The proposed materials will match the materials of the existing structure both in style and form. The proposal includes an additional 19 translucent roof panels, which are similar to existing panels on the site. Two roller shutter doors are proposed to the north and eastern elevations to match the style of the existing building.

The proposed development would be visual prominent from Ballymount Road Lower. The facility is presently set back behind tall block walls and is well within an industrial area, with no sensitive receptors in close proximity. Having regards to the adjacent buildings, the nature of uses in proximity to the site it is considered that ample distance surrounds the site for this warehouse extension to be accommodate on the site. With regards to the scale and design the proposal would be similar to the prevalent type and style of development in the area. The proposed extension to the existing warehouse use is in keeping with the character of the area and will not adversely impact on the visual amenities of the surrounding area and is therefore deemed acceptable.

Development Use

Having regard to development as proposed, the Planning Authority note a '*paint workshop with canopy*' in development description, however in the Planning statement from *Armstrong Planning* dated 17th December 2021 the following is stated:

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

“The extension is required to provide a preparation area for the cleaning galvanised steel components to be treated prior to spray-painting. The required size of the proposed extension has been dictated by the space and clearance area required to store components and manoeuvre large steel beams in and out of the paint workshop without exposure to the elements”.

Noting the use of chemicals in the cleaning of galvanised steel components to be treated prior to spray-painting, the Planning Authority would require full clarity for the use of the proposed single storey extension (980sq.m) by **Additional Information**.

Existing Site

In the Planning statement from *Armstrong Planning* dated 17th December 2021 the following is also stated:

“A temporary marquee type structure has recently been erected on the site of the proposed development (without the benefit of planning permission) for the purposes of providing a makeshift covered preparation area. There is no intention to retain this structure and for the sake of clarity, we are not seeking retention permission. This structure will be removed in due course”.

A **condition** shall be applied that if permission is granted, that the use will solely be for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.

With regards to site layout and Roads related issues, these items are addressed below.

Parking and Access

The Roads Department has noted that there is a long-term road proposal within the existing SDCC CDP 2016-22; extending the Merrywell Industrial Estate Road through the Galco site. The proposed development may compromise future plans, and this will need to be considered with regard to the long-term plans for the site.

In their report, they note the following:

Access & Roads Layout:

Existing access provided from main gate and roads layout remains unaltered.

Future plans:

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

There is a long-term road proposal (See SDCC CDP 2016-22; extending the Merrywell Industrial Estate Road through the Galco site) that the proposed development would apparently compromise. This needs to be considered with regard to the long-term plans for the site.

Car Parking:

The proposed development is not likely to increase the requirement for car use. 40 existing spaces provided which is deemed adequate.

The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport. a. Car parking spaces dedicated for electrical charging shall be demarcated with "RRM 034" as per Chapter 7 Road Markings

- 2 parking spaces for mobility impaired users to be provided
- 4 vehicular parking spaces to be equipped with electrical charging points

Bicycle Parking:

There is no dedicated provision for bicycle parking on site. Applicant to provide bicycle parking spaces. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

Roads recommends that **additional information** be requested from the applicant:

1. The applicant is required to show that the proposed development will not impact on future road plans.

Should the permission be granted, the following conditions are suggested:

Prior to commencement the applicant is requested to submit a revised layout not less than 1:100 scale showing car parking within the development which contains:

- a. 2no. spaces for mobility impaired users to be provided
- a. 4no. spaces to be equipped with electrical charging points
- b. bicycle parking and pedestrian routes within the development.

Delivery Team (City Edge)

A report was received from the Delivery Team (City Edge) in which the following was stated:

"The proposal consists of the development of a warehouse extension with dimensions 61m in length x 18m in width x 10m in height to the side of an existing warehouse. The development would comprise an increase of 980 square metres. While the principle of the expansion of an existing industrial use on an industrial site is acceptable, it is noted that it appears to be in an area that is identified for a long term road proposal in the

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

2016-2022 SDCC Development Plan. This may potentially impact on future proposals for the City Edge Project and movement within the area. Further details will be available when the Strategic Framework is finalised at the end of Q1 2022."

Conclusion to Roads and Delivery Team (City Edge):

Having regard to the concerns of the Roads Department and City Edge Team with long-term road proposal within the existing SDCC CDP 2016-22; extending the Merrywell Industrial Estate Road through the Galco site.

The Planning Authority has concerns that the future plans of the entire site maybe compromised by the extent of the works proposed to provide for the new extension. It is therefore recommended that the applicant be requested, through the submission of **Additional Information**, to demonstrate the proposed development would not prejudice the delivery of the extension to the Merrywell Industrial Estate Road through the Galco site.

In this regard, prior to responding to the Additional Information request, the applicant may wish to liaise with the Roads Department to seek alternative proposals to mitigate the impact of the proposed development on future Roads plans.

EHO

No report was received from the Environmental Health Officer, however, due to the increase to the existing warehouse use with no extra office space proposed, EHO related issues are not envisaged and standard conditions regarding noise and working hours shall be addressed by condition.

Surface Water Drainage

In relation to surface water, the Surface Water Drainage Department have recommended a request for additional information on the basis of the lack of information regarding SuDs or SUDS related features. The applicant has no report showing surface water attenuation calculations for the proposed development. The application is requested to submit a report showing surface water attenuation calculations for the proposed development and include the following information:

- Show what attenuation in m3 is required and what is provided in m3.
- Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m2 and their respective run off coefficients.
- Show the SAAR (Standard Annual Average Rainfall) value and site-specific Met Eireann rain fall data.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

- Show what surface water attenuation is provided and what is required in m3 for proposed development.

Flood Risk

Conditions have been offered and will be attached to the planning permission.

Irish Water

No Irish Water report was received; however, it is noted from the submitted drawings that no new drainage infrastructure is proposed.

Conclusion:

Having regard to the Surface Water Drainage department requirements, it is deemed that the applicant shall be requested to submit the above drawings and details by Additional Information.

Signage

The proposed development does not include any proposed signage on any elevation of the building, a condition shall apply that any new signage shall require Planning Permission and adhere to variation 5 of the County Development Plan under the criteria in section 11.2.8.

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.

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:

- Proposed single storey extension of 980sq.m
- Assessable area: 980sq.m

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Industrial	980
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.6198 Hectares

Conclusion

Having regard to the 'EE' zoning objective of the site with the existing and proposed development, it is considered that the subject proposal is acceptable in principle. However, in accordance with the current South Dublin County Council Development Plan with a long-term road proposal for extending the Merrywell Industrial Estate Road through the Galco site. The proposed development may be prejudicial to future roads plans, therefore in accordance with the proper planning and sustainable development of the area, the applicant is requested, through the submission **Additional Information**, to demonstrate that the proposed development would not prejudice the delivery of the road project, which may require the submission of revised design proposals.

Recommendation

Further Information

Further Information was requested on 21/02/2022

Further Information was received on 26/04/2022

Consultations:

Water Services Section: No objection, subject to standard conditions.

Irish Water: No objection, subject to standard conditions.

Roads Section: Refuse permission.

Submissions/Observations

None received for this application.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

The Further Information requested is as follows:

1. The applicant is requested to submit the following:
 - (i) a report showing the surface water attenuation calculations for the proposed development.
 - Show what attenuation in m³ is required and what is provided in m³.
 - Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m² and their respective run off coefficients.
 - Show the SAAR (Standard Annual Average Rainfall) value and site-specific Met Eireann rain fall data.
 - Show what surface after attenuation is provided and what is required in m³ for proposed development.
 - (ii) All surface water should be attenuated by means of SuDs (Sustainable Drainage Systems) where possible. The applicant shall include SuDs as part of their development. Examples of such SuDs features are as follows but not limited to:
 - Permeable Paving
 - Grasscrete
 - Green Roofs
 - Swales
 - Tree pits
 - Planter boxes,
 - Other such SuDs
- If SuDs does not provide sufficient surface water attenuation, the applicant shall show in a drawing how surface water will be attenuated for the proposed development.
1. Having regard to the 'EE' zoning objective of the site, it is considered that the subject land use is acceptable in principle. However, within the current South Dublin County Council Development Plan, the application site along with the wider landholding is identified for the delivery of a long-term road proposal for the southern extension of the Merrywell Industrial Estate Road. In this regard, the applicant is requested to demonstrate that the proposed development would not prejudice the future delivery of the identified road extension. It is noted that this may require revisions to the design as currently proposed. Prior to responding to the Additional Information request, the applicant is advised to liaise with the Roads Department of South Dublin County Council.
 2. The Planning Authority is currently unclear as to the exact use of the proposed structure and what processes are intended to be carried out within. Accordingly, the applicant is requested to provide details of the works that will be carried out within the proposed development, when operational, and outline any measures required to limit the discharge of odours or fumes associated with such works

Item 1

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

The applicant is requested to submit the following:

(i) a report showing the surface water attenuation calculations for the proposed development.

- Show what attenuation in m³ is required and what is provided in m³.
- Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m² and their respective run off coefficients.
- Show the SAAR (Standard Annual Average Rainfall) value and site-specific Met Eireann rain fall data.
- Show what surface after attenuation is provided and what is required in m³ for proposed development.

(ii) All surface water should be attenuated by means of SuDs (Sustainable Drainage Systems) where possible. The applicant shall include SuDs as part of their development. Examples of such SuDs features are as follows but not limited to:

- Permeable Paving
- Grasscrete
- Green Roofs
- Swales
- Tree pits
- Planter boxes,
- Other such SuDs

If SuDs does not provide sufficient surface water attenuation, the applicant shall show in a drawing how surface water will be attenuated for the proposed development.

Assessment

The applicant has submitted a cover report and drawings from *Armstrong Planning* dated the 19th April 2022. The applicant have also submitted a *Stormwater drainage and suds design* report prepared by Downes Associates.

In the submitted cover report the applicant states that Downes Associates (consulting structural & civil engineers) have engaged with the Drainage Department and have addressed the above concerns that include a Suds proposal, new planter box, rain-gardens and stormwater attenuation tank.

The surface water drainage report states no objection and prior to commencement of development that the applicant submits a drawing showing in plan and cross sectionals view the size and location of proposed Planter Boxes.

Irish Water have no objections subject to the applicant or developer shall enter into water connection agreement(s) with Irish Water.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

The applicant is considered to have addressed the Planning Authority's concerns on Item 1 and this is now considered acceptable.

Item 2

Having regard to the 'EE' zoning objective of the site, it is considered that the subject land use is acceptable in principle. However, within the current South Dublin County Council Development Plan, the application site along with the wider landholding is identified for the delivery of a long-term road proposal for the southern extension of the Merrywell Industrial Estate Road. In this regard, the applicant is requested to demonstrate that the proposed development would not prejudice the future delivery of the identified road extension. It is noted that this may require revisions to the design as currently proposed.

Prior to responding to the Additional Information request, the applicant is advised to liaise with the Roads Department of South Dublin County Council.

Assessment

Having regard to the submitted cover report from *Armstrong Planning* the applicant states '*the alignment of the 'road proposal' does not affect the proposed extension, skirting just to the east of the proposed structure. We are therefore of the opinion that the proposed development would not prejudice the future delivery of the identified road extension to any extent*'.

The applicant has outlined what they deem a more conducive 'long-term road proposal' via drawing *21.26-106 Rev 1* prepared by *Arthur Gibney and Partners Architects*. The applicants notes that this drawing is purely to illustrate and is not an agreement of the road layout.

The Roads Department assessment states the following:

The existing weighbridge is situated in the middle of the area set aside for the road reservation. Roads envisage the removal/relocation of the weighbridge would be required as part of any long-term plans to construct a new road along the reservation.

Roads Department has concerns that the proposed permanent building (Paint workshop) will be situated too close to the road reservation which is indicated as having a 16m width on the drawing submitted.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

The proposed 'potential routing' of the long-term road is not acceptable because it creates an unnecessary bend in the road around the existing weighbridge. There would be no safe means of articulated trucks egressing from the weighbridge onto the designated road.

Roads recommend **refusal** for the following reasons:

1. Roads Department has concerns that the proposed permanent building (paint workshop) with canopy, if built, would be situated too close to the road reservation which is indicated as having a 16m width on the drawing submitted.
2. The proposed 'potential routing' of the long-term road is not acceptable because it would create an unnecessary bend in the road around the existing weighbridge.
3. There would be no safe means of articulated trucks egressing from the weighbridge onto the designated road under such an arrangement.

The delivery team has stated "In response to the further information request, the applicants have sought to demonstrate how a section of the proposed road could be accommodated within the applicants' land holding. It should be noted that while the proposed road is identified as a long term road proposal in the current South Dublin County Development Plan, 2016-2022, it constitutes a six year road proposal in the Draft South Dublin County Development Plan, 2022-2028, meaning that it is now potentially a more imminent proposition.

With reference to Development Plan mapping as well as Table 6.6 (Long Term Roads Objective) and 7.5 (Six Year Road Programme) contained in current and Draft County Development Plans, respectively, the Planning Delivery Team advise that the subject Roads Objective is of potential importance from the perspective of helping to create a permeable street network that links Calmount Road with Ballymount Road Lower while aligning with the Merrywell Industrial Estate Road to the north of the application site.

The precise alignment, width (overall as well as carriageway, footpath and cycle way widths etc) and hierarchical positioning of the road (as per DMURS) is yet to be fully determined and is also yet to be investigated and detailed under a preliminary design. The two optional future road alignments that the applicant has suggested should therefore be treated as conceptual.

Notwithstanding this, the suggested straight road alignment would potentially directly abut the proposed development structure while the deflected road alignment would avoid such as well as an existing weigh bridge, but would not directly align with the Merrywell Industrial Estate Road to the north.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

It is therefore considered that the conceptual road layouts submitted by the applicants have not fully satisfied the further information request in terms of fully demonstrating that the proposed development would not prejudice the future delivery of the identified road extension. In advance of identifying a preliminary design, the proposed development therefore has the potential to impinge on and prejudice the realisation of the County Development Plan's future road proposal including the tie in and alignment with the Merrywell Industrial Estate Road to the north.

In the event of grant of permission, it therefore recommended that a condition be attached that limits the duration of permission for the development for a period of no more than 5 years, and requires the proposed development to be removed from site unless, prior to that date, permission is granted for retention for a further period or indefinitely by the Planning Authority.

The reasoning for such a condition would relate to prematurity pending the determination by the planning authority/roads authority of a road layout for the area. It is considered that such a condition would be reasonable in the context of the relatively simple nature of the proposed steel framed and steel sheeted industrial structure that is being proposed and also within the context that the uses that are proposed within the proposed structure appear to be currently accommodated within a simple temporary structure that exists on site. Permission for a period of time of no more than 5 years is also considered to be reasonable in the context that the subject roads proposal is now being proposed under the 6-year road programme contained in the Draft South Dublin County Council Development Plan, 2022- 2028 (July 2021)''.

The comments of both the Roads Department and Delivery Team's have been taken into consideration, and while concerns have been raised in relation to both of the proposed scenarios, it is clear that sufficient space would remain, following the proposed development, to facilitate the delivery of the long term road proposal, identified in the County Development Plan. Access to the new road and potentially the need to remove the weighbridge are issues for the design of the road.

Furthermore, it is noted that the Delivery Team has recommended the inclusion of a condition limiting the duration of permission to a 5-year period, however, considering that the current application involves the construction of a large industrial building and the roads objective is a long term one, it is not considered reasonable to impose such a condition. It is not considered that the proposed development would prejudice the delivery of a future connection.

Item 3

The Planning Authority is currently unclear as to the exact use of the proposed structure and what processes are intended to be carried out within. Accordingly, the applicant is requested to provide details of the works that will be carried out within the proposed development, when

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

operational, and outline any measures required to limit the discharge of odours or fumes associated with such works

Assessment

Having regard to the use of the proposed structure and what processes are intended to be carried out within, with the discharge of odours or fumes associated with such works; the submitted cover report from *Armstrong Planning* the applicant states:

- *'The principal activity on site is the galvanising of steel components. The main purpose of the paint workshop is to paint fire retardant paint i.e., intumescent paint, to provide passive fire protection to steel structures. The process involves surface preparation where the steel is shot-blasted with small pellets, there are no fumes or odours released in this process. Cleaned steel is then transferred to the existing paint workshop where the intumescent paint is applied to a thickness required to ensure compliance with the fire rating specified for the job. In some cases, a topcoat is applied, depending on the use area.'*
- *The purpose of the building extension is to house the Shot Blast unit in the area that is adjacent and linked to the existing paint workshop. It will also enable storage of steel awaiting painting.*
- *The proposed extension will provide additional environmental protection and controls associated with shot blasting process.*

The applicant is considered to have outlined the use of the warehouse and discharge of odours or fumes and addressed the Planning Authority's concerns on Item 3 and this is now considered acceptable.

Other Considerations

Development Contributions:

- | | |
|---------------------------------------|----------|
| - Proposed single storey extension of | 980 sq.m |
| - Assessable area: | 980 sq.m |

SEA Monitoring Information

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

Building Use Type Proposed	Floor Area (sq.m)
Industrial	980
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.6198 Hectares

Conclusion

Having regard to the zoning and nature of the proposed development, the additional information submitted, as well as the concerns of the Roads Department and the Delivery Team, it is considered that, subject to conditions, the proposed development is acceptable and in keeping with the sustainable planning and 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.

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

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
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 26 April 2022, 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. Development Permitted
Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.
REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.
3. Environmental Health.
 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. Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.
 2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
 3. 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.
 4. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.
 5. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

REASON: In the interests of protecting the environment.

4. Surface Water.

(a) Prior to commencement of development, the applicant shall submit a drawing showing in plan and cross sectional view the size and location of proposed Planter Boxes.

(b) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health and sustainable drainage.

5. Irish Water.

1. Water

(a) Prior to commencement of development, the applicant shall submit a report and a drawing clearly showing the existing and proposed water layout on the site.

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

2. Foul

(a) Prior to the commencement of development, the applicant shall submit a report and a drawing clearly showing the existing and proposed wastewater layout on the site.

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

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

6. Restriction on Use.

The proposed structures and existing paint workshop shall be used as a single unit and shall not be sub-divided by way of sale or letting (including sub-letting).

REASON: To prevent unauthorised development.

7. Roads.

Prior to the commencement of development, the applicant shall submit a revised layout not less than 1:100 scale showing car parking within the development which contains:

a. 2no. spaces for mobility impaired users to be provided

b. 4no. spaces to be equipped with electrical charging points

c. bicycle parking and pedestrian routes within the development.

REASON: In the interests of sustainable transport.

8. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €96,784.80 (ninety six thousand seven hundred and eighty four euros), 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.

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.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

Comhairle Chontae Atha Cliath Theas

PR/0649/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0347

LOCATION: Galco House, Ballymount Road, Walkinstown, Dublin 12

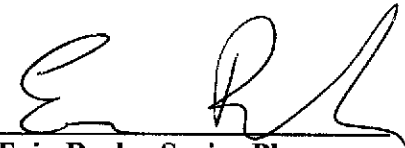
Colm Harte

**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:

23/5/22



Eoin Burke, Senior Planner