

Comhairle Chontae Atha Cliath Theas

PR/0679/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0092 **Application Date:** 01-Apr-2022
Submission Type: New Application **Registration Date:** 01-Apr-2022

Correspondence Name and Address: Thornton O'Connor Town Planning 1, Kilmacud Road Upper, Dundrum, Dublin 14

Proposed Development: Modifications to a permitted warehouse development (as granted under SD19A/0407, as amended by SD21A/0200); The amendments principally comprise an overall increase in the commercial floor area of the warehouse by 2,334sq.m from the permitted 27,683sq.m to 30,017sq.m; The modifications proposed include: an increase in plant/machinery areas from 1,363sq.m to 3,933sq.m (principally through the provision of an additional mezzanine level within the warehouse area to accommodate plant/machinery); a reduction in the permitted mezzanine level 2 from 9,703sq.m to 9,349sq.m (principally through the provision of opes in the mezzanine floor to accommodate machinery associated with an advanced picking system); an increase in warehouse floor area from 14,225sq.m to 14,282 sq.m; an increase in staff facilities from 1,616sq.m to 1,659sq.m; and an increase in ancillary office area from 776sq.m to 794sq.m; The development will also include: the provision of security hut (14.7sq.m) close to the southern site boundary; the relocation of the building's main entrance stair core at the western elevation; elevational changes including the repositioning of 2 level entry doors and 1 dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 M&E rooms; internal modifications including the insertion of a warehouse toilet block at ground floor level, repositioning of stair cores; the provision of a pedestrian gate adjacent to the bin store; reduction in bin area from previously approved 45sq.m to 38sq.m; provision of compactor in place of 1 van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 to 11 in a modified arrangement; relocation of van egress gate further south; modifications to the

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position of the van loading entry doors and associated canopy; modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking area and the HGV circulation area and removal of 2 green walls; and all associated site works above and below ground.

Location: Site C, College Lane, Greenogue, Rathcoole, Co. Dublin

Applicant Name: Jordanstown Properties

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 2.7 Hectares on the application.

Site Visit: 20th of April 2022.

Site Description

The subject site is located on the southern side of the R120 between the N7 and Newcastle, opposite Greenogue Business Park. The site is located adjacent to existing warehouse buildings, a waste metal transfer facility that is currently under construction and an existing green waste recycling facility. The subject site is currently under construction (ground works) under Reg. Ref. SD19A/0407, as amended by Reg. Ref. SD21A/0200. Metal palisade fencing surrounds the site.

Proposal

Permission is being sought for modifications to a permitted warehouse development (as granted under Reg. Ref. SD19A/0407, as amended by Reg. Ref. SD21A/0200); The amendments principally comprise an overall increase in the commercial floor area of the warehouse by 2,334sq.m from the permitted 27,683sq.m to 30,017sq.m; The modifications proposed include:

- an increase in plant/machinery areas from 1,363sq.m to 3,933sq.m (principally through the provision of an additional mezzanine level within the warehouse area to accommodate plant/machinery);
- a reduction in the permitted mezzanine level 2 from 9,703sq.m to 9,349sq.m (principally through the provision of opes in the mezzanine floor to accommodate machinery associated with an advanced picking system);
- an increase in warehouse floor area from 14,225sq.m to 14,282 sq.m;

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- an increase in staff facilities from 1,616sq.m to 1,659sq.m; and
- an increase in ancillary office area from 776sq.m to 794sq.m.

The development will also include:

- the provision of security hut (14.7sq.m) close to the southern site boundary;
- the relocation of the building's main entrance stair core at the western elevation;
- elevational changes including the repositioning of 2 level entry doors and 1 dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 M&E rooms;
- internal modifications including the insertion of a warehouse toilet block at ground floor level, repositioning of stair cores;
- the provision of a pedestrian gate adjacent to the bin store;
- reduction in bin area from previously approved 45sq.m to 38sq.m;
- provision of compactor in place of 1 van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 to 11 in a modified arrangement;
- relocation of van egress gate further south;
- modifications to the position of the van loading entry doors and associated canopy;
- modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking area and the HGV circulation area and removal of 2 green walls; and
- all associated site works above and below ground.

Zoning

The subject site is subject to zoning objective 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – additional information requested.

Irish Water – no objection subject to conditions.

Roads Department – no objection subject to conditions.

Public Realm – no objection subject to conditions.

H.S.E. Environmental Health Officer – no objection subject to conditions.

Department of Defence – report received.

SEA Sensitivity Screening – no overlap indicated.

Submissions/Observations /Representations

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No third party submissions received.

The Department of Defence has submitted an observation stating, "Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681". This observation has been reviewed in full and taken into consideration in the assessment of the proposed development.

Relevant Planning History

Note that the development descriptions have been summarised for the purposes of this report.

Subject site

SD21A/0200

Amendments principally comprising of an overall increase in the commercial floor area by 15,479sq.m from the permitted 13,959sq.m to 29,438sq.m. **Permission granted.**

Conditions of interest:

2. *Parent Permission. All conditions attached to permission granted under Reg. Ref. SD19A/0407 to which this application will have the effect of creating modifications to, shall apply, 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

3. *Office Space. Office space on the subject site shall have a maximum floor area of 776sq.m and shall be limited to the office areas as notated/coloured blue on the drawings submitted with the Additional Information response received on 5-November-2021.*

REASON: In the interests of complying with zoning and county development Plan policy and in the interests of proper planning and sustainable development of the area.

4. *Roads.*

(1) A maximum of eighty-seven (87) car-parking spaces and 12 van-parking spaces are hereby granted.

(2) Prior to the commencement of development the applicant shall submit the following for the written agreement of the Planning Authority:

(i) a revised operational detail report, which shall be to the satisfaction of the Roads Department, comprising graphs showing vehicles (HGV, LGV, Cars) against time over 24/7 vehicular movement to and from the subject site.

(ii) a revised layout showing a pedestrian footpath throughout the staff car parking area.

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REASON: In the interests of public safety and the proper planning and sustainable development of the area.

SD19A/0407

Provision of a warehouse unit with ancillary three storey office and staff facilities and associated development. **Permission granted.**

Condition of interest:

2 Amendments.

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

Revised plans that incorporate all of the following amendments-

A concrete 2.0m wide footpath surrounding the proposed building connecting the fire escape doors to the safe assembly zones.

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

Lands to the north and east

SD22/0037

Alterations to previously granted planning alterations application, Reg. Ref. SD21A/0083, at Block A, College Lane, Greenogue, Rathcoole, Co. Dublin. **Permission granted.**

SD21A/0313

Subdivision of existing Block B, College lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421sq.m single warehouse and 2,963sq.m ancillary office/staff facilities as granted under application Ref. SD19A/0265 into 2 warehousing units. Note this planning submission is one of two independent applications for subdivision options to Block B. **Additional Information requested.**

SD21A/0312

Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421sq.m single warehouse and 2,963sq.m ancillary office/staff facilities as granted under application Ref. SD19A/0265 into 2 warehousing units. (Note: this planning submission is one of two independent applications for subdivision options to Block B). **Additional Information requested.**

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SD21A/0083

Subdivision of existing Block A (existing areas; 14,267sq.m warehouse and 1019sq.m ancillary office/staff facilities as granted permission under Reg. SD19A/0265 into 2 warehouse units. **Permission granted.**

SD21A/0082

Subdivision of existing Block A (existing areas; 14,267sq.m warehouse and 1019sq.m ancillary office/staff facilities as granted permission under Reg. SD19A/0265 into 2 warehouse units. **Permission granted.**

SD18A/0265

Provision of 2 warehouses with ancillary three storey office and staff facilities and associated development. **Permission granted.**

Lands to the west

SD21A/0305

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

SD19A/0065

Waste metal facility including waste electrical and electronic equipment (WEEE). **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

ET1 Objective 2:

To promote enterprise and employment development at locations that are proximate to or integrated with transportation and other urban land uses, to promote compact urban development and sustainable transport.

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ET1 Objective 3:

To support the continued development of economic clusters to the west of the County by prioritising compatible and complementary enterprise and employment uses that would not undermine the established character of these areas.

ET1 Objective 6:

To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.

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.

ET3 Objective 4:

To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.

ET3 Objective 5:

To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

ET3 Objective 6:

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

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

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

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Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

Section 7.7.0 Environmental Quality

Policy IE7 Environmental Quality

Section 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

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

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

Section 11.6.3 (i) Air Quality

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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 & Guidelines

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

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Circular PL 2/2014 Flooding Guidelines.

NTA Greater Dublin Area Transport Strategy 2020.

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual Impact;
- Residential Amenity;
- Landscaping;
- Traffic, Access and Parking;
- Services and Drainage;
- Environment Health;
- Aviation Safety;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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Zoning and Council Policy

The subject site is located within zoning objective 'EE': *'To provide for enterprise and employment related uses'*. The proposed development is for alterations to a permitted warehouse, including an increase in warehouse and ancillary staff and office floor areas. The applicant has stated that the end user has requested some further amendments to adapt the building to suit their operational needs. This includes for the provision of additional floor space to accommodate bulky and large machinery used in the end user's automated picking system. They state that the works would not result in an increase in employees.

Warehouse use is Permitted in Principle within this zoning. Offices 100sq.m-1,000sq.m in size are Open for Consideration under this zoning. The principle of the warehouse use with ancillary office was established as acceptable on the site under Reg. Ref. SD19A/0407, as amended by Reg. Ref. SD21A/0200. The proposed development is therefore acceptable in principle subject to assessment against other relevant Council policy.

The office area would increase from 776 sq.m to 794 sq.m. Policy ET1 Objective 6 of the County Development Plan involves directing office development over 1,000sq.m to EE zoned lands within proximity to public transport. However, in this instance the increase would still be under 1,000sq.m and is ancillary to the warehouse use. It is therefore considered that the proposal would not contravene Policy ET1 Objective 6. The revised office space should be **conditioned** in the event of a grant of permission.

Visual Impact

The proposed amendments would provide for an overall increase in the floor area of the warehouse by 2,334sq.m from the permitted 27,683sq.m to 30,017sq.m. The modifications would increase the floor area of the plant/machinery areas (on an additional mezzanine floor at first floor level), warehouse floor, staff facilities and ancillary office. The largest floor area increase would be to accommodate additional plant and machinery. There would be a reduction in the area of the permitted mezzanine at level 2, principally through the provision of opes in the mezzanine floor to accommodation machinery associated with the advanced picking system.

Other site works primarily include the provision of a security hut, the relocation of the building's main entrance stair core at the western elevation, elevational changes, internal modifications, the provision of a pedestrian gate adjacent to the bin store, reduction in bin area, provision of a compactor, and changes to access and landscaping.

No changes to the overall height of the building are proposed. The proposed external changes to the building and site are not considered significant in terms of visual impact. The elevational changes include the relocation and/or addition of dock levellers, access doors, fire exit doors and

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internal areas. The building footprint would not significantly change, the most notable changes being the relocation of internal staircases. The increase in floor area is to largely be accommodated within the existing building form and footprint, notably in the form of an additional mezzanine level at first floor level. As such, the external changes are relatively minor in nature and are considered acceptable.

Residential Amenity

There are a number of residential properties located in the vicinity of the site located to the south-west, north-west and east. The closest cluster of residential properties is located approx. 250m away (to the south-west) from the application site. Therefore, based on the separation distance and changes proposed it is considered that the proposal would not materially harm the amenity of neighbouring residents.

Landscaping

The proposed development would include modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking areas and the HGV circulation area and removal of 2 no. green walls. There would still be green walls on the elevations of the building. The Public Realm Section have reviewed the proposed development and have no objections in principle:

In relation to the above proposed development, this section has reviewed the application. The Public Realm Section has no objections in principle subject to the development complying with all relevant landscape and green infrastructure conditions of previous related permissions: SD21A/0200 and SD19A/0407.

This report is noted. A **condition** should be added in the event of a grant of permission that all conditions attached to the parent permission (and amendment permission) shall apply, save as may be required by the other conditions attached.

Traffic, Access and Parking

The number of van parking spaces would be reduced from 12 no. to 11 no. to allow for the provision of a compactor. The van egress gate on the south-eastern site boundary would be relocated further south. No changes to car and bicycle parking spaces are proposed. It is noted that the increase in floor area is largely attributed to additional plant and machinery. The applicant has also stated that the works would not result in an increase in employees.

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The Roads Department have reviewed the proposed development and have no objection subject to conditions:

Vehicular Access & Internal Layout: The proposed access to the development is from the internal estate roadways being constructed as part of the adjoining planning permissions and these are accessed from the public road network via new permitted fourth arm which has been constructed on the southern side of the existing Greenogue Roundabout. The access road from the roundabout is 9.0m between kerbs, with a grass verge and a footpath behind this on each side.

The access for staff (cars, pedestrians, and cyclists) and visitors is proposed to be at the northwest corner of the site and has a 6.0m roadway with footpaths linking to the building entrance. The access for delivery vehicles (Vans and HGVs) is proposed to be at the southeast corner of the site, with an additional "Vans out" location existing from a one-way roadway along the southeast elevation of the warehouse building.

The turning room behind perpendicular parking spaces is 6.0m wide. The building requires a minimum 1.8m wide concrete pedestrian footpath along the perimeter of the proposed building connecting the fire escape doors to the safe assembly zones.

Pedestrian Access: Proposed pedestrian access is at the northwest corner of the site from the estate footpaths. Internal footpaths have a 1.5m width linking the staff and visitor car parking to the main entrance.

Car Parking:

Warehouse 14,282 sqm GFA @ 1/100 = 143 spaces

Office/Staff facilities 2,435 sqm @ 1/50 = 49 spaces

(11no. designated van spaces)

Total maximum requirement = 192 spaces

The applicant is proposing to provide 87 spaces, this is an acceptable provision.

Included in this total are 5no. mobility impaired spaces which is in line with the minimum 5% required mobility impaired parking spaces; plus 10no. electric vehicle charging points which is in line with the minimum 10% required (100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points).

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Planning Report excerpt:

The permitted development provides for 87 No. car parking spaces which will not be affected by the proposed amendment application. Although an increase in warehouse floor area is proposed, no increase in car parking provision is sought as part of the planning application subject to this planning report as the additional floor area is to accommodate machinery. The Planning Officer in their previous assessment of the 87 No. car parking spaces at Further Information stage of the first amendment application at the subject lands (SDCC Reg. Ref.: SD21A/0200) concluded:

'The reduction in parking and removal of the multi-storey car park reflects the reduction in office space. The rationale provided regarding the proposed 87 spaces and 12 van spaces within the traffic report submitted as AI is deemed acceptable to the Planning Authority.'

Bicycle Parking:

Minimum Long-Term provision is 1 per 5 staff.

If 87 car parking spaces are being provided. Assume 87 staff. $87/5 = 18$ no. spaces.

The proposal is to provide 124 no. covered bicycle parking spaces.

This is acceptable to the roads department.

Security Hut:

Location is satisfactory.

Repositioning of 2no level entry doors:

Satisfactory.

Provision of a pedestrian gate:

No issue for roads.

Reduction in bin area:

7 sqm loss, deemed not significant.

Provision of compactor in place of 1 van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 to 11 in a modified arrangement:

Loss of 1no. van parking space. As van totals are not part of the total carpark spaces and are considered additional spacing, this is not of concern to roads.

Relocation of van egress gate further south:

Analysis of swept path drawing is fine. Proposal is satisfactory to Roads Dept.

Modifications to the position of the van loading entry doors and associated canopy:

Satisfactory.

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No Roads objections subject to the following conditions:

Construction Traffic Management Plan:

A Preliminary Construction Traffic Management Plan has not been submitted with this application. Prior to commencement of development a fully developed Construction Traffic Management Plan shall be agreed in writing with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

Mobility Management Plan:

The applicant shall include a mobility management outline plan. The proposal shall commit to developing a Mobility Management Plan for the proposed development, which should continue to promote the current trends to sustainable travel modes.

TTA:

The applicant shall provide a Traffic & Transport Assessment.

Public Lighting:

Prior to commencement the developer shall agree a public lighting design with SDCC public lighting department.

Road Construction Details:

The roads specification must be as per SDCC Appendix 6 Roads Minimum Standards for Industrial Estates with a minimum bituminous thickness of 220mm.

Taking in Charge:

All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

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

- 1. Any gates shall open inwards and not outwards over the public domain.*
- 2. All entrance aprons shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department.*
- 3. All bicycle spaces must be covered.*

The report from the Roads Department is noted. Due to the nature and scale of the proposed increase the Planning Authority agrees that the permitted car and bicycle parking provision is sufficient to cater for this. It is considered that the conditions recommended are covered by the

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conditions attached to the parent permission (and amendment permission). A **condition** should be added in the event of a grant of permission that all conditions attached to the parent permission (and amendment permission) shall apply, save as may be required by the other conditions attached.

Services and Drainage

Water Services have reviewed the proposed development and have requested additional information in relation to attenuation:

1.1 The applicant has not provided attenuation calculations for the proposed development. The applicant must submit an engineer's report showing the surface water attenuation calculations and volume required for the site. The applicant must ensure that run off from the site is limited to green field run off rates.

Water Services have no objection in relation to flood risk. The report from Water Services is noted. Given the nature and scale of the proposed development it is considered that this item can be addressed via **condition**.

Irish Water has reviewed the proposed development and has no objection subject to standard conditions relating to connection agreements and compliance with standards. A similar condition was attached to the parent permission (and amendment permission). A **condition** should be added in the event of a grant of permission that all conditions attached to the parent permission (and amendment permission) shall apply, save as may be required by the other conditions attached.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and have no objection subject to conditions related to noise control, dust control, refuse storage, pest control and lighting. A similar condition was attached to the parent permission (and amendment permission). A **condition** should be added in the event of a grant of permission that all conditions attached to the parent permission (and amendment permission) shall apply, save as may be required by the other conditions attached.

Aviation Safety

The subject site partly overlaps with the Department of Defence Security Zone as identified on the County Development Plan maps. The Department of Defence has submitted a report stating that *"Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681"*.

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This observation is noted and should be conditioned. A similar condition was attached to the parent permission (and amendment permission). A **condition** should be added in the event of a grant of permission that all conditions attached to the parent permission (and amendment permission) shall apply, save as may be required by the other conditions attached.

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 stated in their Planning Application Report that the application was screened for Appropriate Assessment and concluded that no Stage 2 Appropriate Assessment is required. The subject site is not located within nor within close proximity to a European site. The development involves alterations to an existing permitted warehouse development.

Having regard to:

- the scale and nature of the development,
- the location of the development, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Development Contributions

Warehouse/Staff Facilities/Ancillary Office 26,084sq.m (excluding plant room and plant areas)

Security Hut 14.7sq.m

Total = 26,098.7sq.m

SEA monitoring

Building Use Type Proposed: Increase in warehouse floor area

Floor Area: 2,348.7 sq.m (increase from previously permitted)

Land Type: Brownfield/Urban Consolidation.

Site Area: 2.7 Hectares.

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Parent Permission.
All conditions attached to permissions granted under Reg. Ref. SD19A/0407 and Reg. Ref. SD21A/0200, to which this application will have the effect of creating modifications to, shall apply, 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.

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3. Office Space.

Office space on the subject site shall have a maximum floor area of 794sq.m and shall be limited to the office areas as notated/coloured blue on the drawings submitted with the application.

REASON: In the interests of complying with zoning and County Development Plan policy and in the interests of proper planning and sustainable development of the area.

4. Surface Water

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Water Service Department if required, an engineer's report showing the surface water attenuation calculations and volume required for the site. The applicant/developer must ensure that run off from the site is limited to green field run off rates.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,577,507.61 (two million five hundred and seventy seven thousand five hundred and seven euros and sixty one 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.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the

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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 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.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

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REG. REF. SD22A/0092

LOCATION: Site C, College Lane, Greenogue, Rathcoole, Co. Dublin



Colm Harte,
Senior Executive Planner



Eoin Burke, Senior 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: 26.05.2022



Mick Mulhern, Director of Land
Use, Planning & Transportation