

Comhairle Chontae Atha Cliath Theas

PR/0690/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0101 **Application Date:** 07-Apr-2022
Submission Type: New Application **Registration Date:** 07-Apr-2022

Correspondence Name and Address: Old Bawn Gymnastics CLG MRA Chartered Accountants, The Kennedy Building, Main Street, Dublin 24

Proposed Development: Temporary change of use of part of unit 70 from light industrial to indoor gymnastics sports facility and associated site works.

Location: Unit 70, Cookstown Estate Road, Cookstown Industrial Estate, Tallaght, Dublin 24

Applicant Name: Old Bawn Gymnastics

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0503 hectares.

Site Description:

The subject site is located in a warehouse industrial complex off Cookstown Road. The Cookstown Industrial Complex comprises a number of warehouse buildings. The subject site is a semi-detached, two storey warehouse unit with a pitched roof. Public transport is located in close proximity along Belgard Road (Bus), Belgard Square North (BUS) and LUAS transport is available at the Tallaght LUAS stop terminus to the south of the subject site.

Proposal:

The proposed development comprises of the following:

- Temporary Change of use of part of (ground floor only) unit 70 from light industrial to indoor gymnastics sports facility with internal amendments.
- Signage is proposed to the front elevation.
- A temporary 5-year permission is being sought.

Zoning:

The site is subject to zoning objective REGEN in the South Dublin County Council Development Plan 2016-2022 which seeks '*To facilitate enterprise and/or residential-led regeneration*'.

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Tallaght Town Centre Local Area Plan

The site of the proposed development is located within 'The Centre' neighbourhood of the Tallaght Town Centre Local Area Plan.

Consultations

Roads Section – **Additional Information** or **conditions** to be attached should permission be granted.

Surface Water Drainage – No objections subject to **conditions**.

Irish Water – Foul Drainage and Water – No objections subject to **conditions**.

Environmental Health Officer – no objections and no **conditions** recommended.

Submissions/Observations /Representations:

None recorded in relation to application site.

Relevant Planning History:

None relevant to subject site.

Adjacent sites

SD208/0012: Belgard Square North, Tallaght, Dublin 24.

Part VIII Application for the construction of a new **Innovation Centre** for Tallaght which extends to c 2,980sq.m in a bespoke standalone building on SDCC land east of the new link road connecting Fourth Avenue and Belgard Square North, Tallaght. The scheme comprises: New four story structure, which will accommodate Town hall, reception and café at street level engaging with new Public Square (which forms separate Part 8 application); Three levels of flexible office accommodation- to support start up enterprise.; New access road to the north of the site, to include the provision of 11 new car parking spaces; Associated site works to include secure bicycle parking, an integrated ESB sub station, plant, landscaping, lighting and signage and other support facilities. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU, and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Persons wishing to inspect drawings of the proposed development should contact the Planning Department by emailing planningdept@sdblincoco.ie or by phoning (01) 4149000. Due to Covid-19 restrictions, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during normal working hours during the period from 1st of October 2020 to the 29th of October 2020. Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed

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development will be situated, may be made in writing up to 17:00 by hand/ post and up to 23:59 for online submission on the 12th of November, 2020 and may be submitted either via: Online Submissions: <http://consult.sdublincoco.ie> or Post to: Head of Local Enterprise, Economic, Enterprise and Tourism Development, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5. NOTE: Please make submission by one medium only. All submissions should include name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.

Decision: **NO DECISION MADE TO DATE** (APAS). Application date 01/10/2020.

SD16A/0213: Unit 1C, Cookstown Industrial Estate, Tallaght, Dublin 24.

Change of use from light industrial to indoor gymnastics sports facility with internal amendments and all associated site works.

Decision: **GRANT PERMISSION.**

SD16A/0145: Glen Abbey Complex, Belgard Road, Dublin 24.

Change of use of 711sq.m of the existing warehouse floor area to a gym use, together with the provision of a 147sq.m internal mezzanine level existing the first floor of the building into the existing warehouse space; the provision of illuminated signage to the front and side of the existing warehouse building with all associated and ancillary works.

Decision: **GRANT PERMISSION.**

SD16A/0052: Unit 3, The Square Industrial Complex, Belgard Square East, Tallaght, Dublin 24.

Change of use from existing warehouse with associated offices to recreational facility. Works will include reorganization of internal office spaces, installation of coffee space, climbing wall facilities and the installation of 2 internally illuminated box signs to front elevation.

Decision: **GRANT PERMISSION.**

SD13A/0230: Unit 1, Broomhill Terrace, Broomhill Road, Tallaght, Dublin 24.

Change of use from light industrial to gymnasium/indoor sports facility.

Decision: **GRANT PERMISSION.**

SD11A/0247: 34, Airton Terrace, Airton Road, Tallaght, Dublin 24.

Material change of use from warehousing to gymnasium.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History:

None traced to site.

Pre-Planning Consultation:

None.

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

COMMUNITY INFRASTRUCTURE (C) Policy 7 – Sports Facilities & Centres.

It is the policy of the Council to ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

C7 Objective 4:

To encourage the co-location of community and sporting facilities.

Relevant Government Guidelines

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

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

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

Assessment

The main issues for consideration are:

- Zoning & Council Policy
- Tallaght Town Centre Local Area Plan
- Legal Interest
- Visual Amenity
- Access & Parking
- Services & Drainage
- Environmental Health
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning & Council Policy

The site is zoned 'REGEN' in the South Dublin County Council Development Plan 2016-2022 which seeks '*To facilitate enterprise and/or residential-led regeneration*'.

The site is located in an industrial warehouse complex, which is zoned 'REGEN'. The proposed temporary change of use of an existing warehouse facility from light industrial to indoor gymnastics sports facility, is permitted in principle for the 'REGEN' zoning objective for the area. It is noted that the County Development Plan 2016-2022 promotes and encourages the co-location of community and sporting facilities - C7 Objective 4. It is considered that the existing warehouse unit is a suitable site given its location and close proximity to public transport links.

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Tallaght Town Centre Local Area Plan

It is noted that the subject site is located in *The Centre* neighbourhood (Section 2.5 Neighbourhoods). *The Centre* is described in the LAP as follows:

Continued transformation towards a high-quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces, and buildings.

It is noted that the proposal would comply with *Section 3.2 The Centre* of the LAP having regard to building height and its broad objective which seeks '*Continued transformation towards a high-quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets*'.

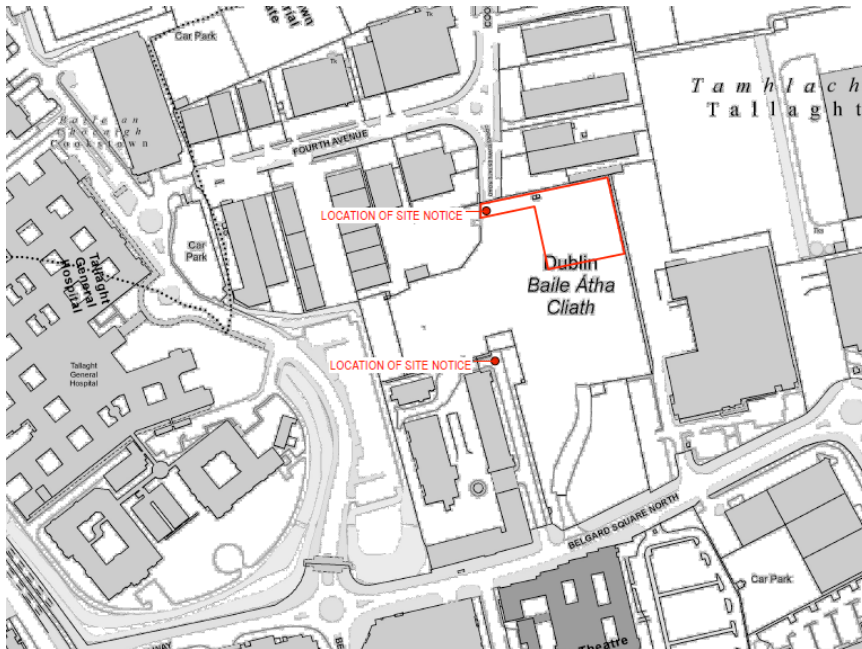
Figure 3.3 of the LAP indicates that the application site is earmarked for an Innovation Centre. However, this Innovation Centre has been accommodated on a nearby site and therefore the proposal would not conflict with this objective. The location for the Innovation Centre (Part VIII, SD208/0012) can be seen on a separate site located to the south of the subject site which would comply with TC6 of the Tallaght LAP which seeks to '*Facilitate economic development, employment generation and provide an Innovation Centre which supports small business and accommodates growth and future success of local businesses*'.

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The location of the 'Innovation Centre' site can be seen below outlined in red:



Having regard to the details submitted, the proposed use and the Tallaght Town Centre Local Area Plan, it is considered that the proposal is acceptable in principle, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

Legal Interest

A letter of consent is attached to this application. It is noted *section 10 Legal Interest of Applicant in the Land or Structure* state that the applicant is the occupier and not the owner.

Visual Amenity

The application involves the temporary change of use of part (ground floor only) of the existing industrial warehouse unit. The existing industrial unit measures a length of c.32m and a width of c.14.525m. The unit has a pitched roof with a ridge height of c.7.2m and an eaves height of c.5.82m. At ground floor level the existing unit layout contains an office, toilets, and floor space. The proposed layout for the unit will contain an office, toilets, amin floor and various gymnastics equipment at ground floor level. There are no elevational changes proposed apart from the erection of signage to the front elevation.

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Signage

Proposed signage to the front elevation measures a length of c.5.5m and measures a height of c.2m. There are no details of what the proposed signage will say nor are there any details of the type of signage that is proposed. There are also no details relating to the height of the lettering proposed for the signage. It is considered this may be dealt with by way of **additional information** whereby the applicant is requested to submit revised information including elevation drawings clearly showing the type of signage that is proposed including the height of lettering. The applicant is requested to refer to *Section 11.2.8 Signage – Advertising, Corporate and Public Information* and *Table 11.19 Signage* of the SDCC Development Plan 2016-2022 to identify what type of signage is restricted and what design criteria are applied.

Access & Parking

A report was received from the Roads Section recommending **Additional Information** be requested while at the same time recommending **conditions** to be attached should permission be granted. An extract taken from the Roads report states the following:

Access & Roads Layout:

Applicant has not submitted drawings demonstrating access or egress from site and this will be required. There is no pedestrian access which is a cause for concern re the change of use to a gymnasium.

Car Parking:

*Max 23 no carpark spaces to be provided as per maximum parking rate CDP 2016-22.
No information regarding parking has been submitted and this will be required.*

Bicycle Parking:

Min 10 no bicycle carpark spaces is the maximum parking rate as per CDP 2016-22. Drawing required.

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

- 1. Applicant to provide a drawing that demonstrates the proposed parking arrangements.*
- 2. Applicant to provide an AutoTRAK drawing that demonstrates the safe and access and egress from the site of car users.*
- 3. Applicant to provide a pedestrian entrance and a drawing that demonstrates how pedestrians will safely access and egress to the gymnasium through the pedestrian entrance.*
- 4. Applicant to provide a drawing showing min 10 no bicycle spaces (i.e. 5 no Sheffield style U bars).*

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

- 1. Any gates shall open inwards and not outwards over the public domain.*
- 2. No vehicles to reverse onto the public roadway at any time.*

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3. If applicable, the entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

Notwithstanding the Roads report it can be seen from the application submitted that 12 no. car parking spaces are proposed. According to Table 11.23 Maximum Parking Rates (Non-Residential) under Sports and Recreation, Clubhouse/Gymnasium, Zone 1 car parking space per 20sq.m. GFA and 1 per 40sq.m. GFA for Zone 2. Zone 2 would apply in this instance due to the availability of public transport in close proximity to the proposed development. Therefore, maximum parking rate for the proposal is 12.5 car parking spaces. It is considered that the 12 no. car parking spaces proposed would be acceptable.

Space for bicycle parking is indicated but no specific no. of bicycle parking spaces are proposed. It is considered this may be dealt with by way of a request for **additional information** whereby the applicant shall submit a revised drawing clearly showing for 10 no. secure bicycle parking spaces. This could take the form of 5 no Sheffield style U bars.

It is noted that the proposed opening hours for the gym have been outlined by the applicant and the majority of the club's operational hours will be at weekends and after 18:00 on weekdays when the applicant claims most units in the industrial estate will be closed.

Opening Hours Proposed

Mon-Fri 10.00am – 9:30pm.

Sat – Sun 9:00am – 7:00pm.

Notwithstanding the Roads report it is considered appropriate to request the above **additional information** apart from item **no. 1** as the applicant has already proposed to provide 12 no car parking spaces and apart from item **no. 3** as the applicant has not shown any space available to provide for any separate pedestrian entrance inside the red line boundary that is within the applicant's ownership.

Services & Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

1. Water

*All development shall be carried out in compliance with Irish Water Standards codes and practices.
Reason: In the interest of public health and to ensure adequate water facilities.*

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2. Foul

*All development shall be carried out in compliance with Irish Water Standards codes and practices.
Reason: In the interest of public health and to ensure adequate water facilities.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection:

Flood Risk No Objection:

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

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

It is considered appropriate to attach the above **conditions** in the event of a grant.

Environmental Health

The Environmental Health Officer (EHO) has issued a report recommending no objections and no **conditions** to be attached on the event of a grant. An extract taken from the EHO report states the following:

Development Summary: The development proposes the internal alteration of an industrial unit to provide the temporary accommodation of the Old Bawn Gymnastics Club. The location is in a new unit on Cookstown Estate Road. All gym surfaces are heavily padded floor surfaces and as such there is a far lower potential for gym noise to escape the premises as opposed to the case with standard work out gyms with weight machines, free weights and spinning classes. As such noise is not considered to be a major impact for this proposed development.

Decision:

This office has no objection to the above development.

It is noted that the applicant has stated in their cover letter submitted that there will be no material emissions in terms of odour, noise, dust etc. Considering this and considering the EHO report it is not considered necessary to attach any **conditions** regarding environmental health in the event of a grant.

Screening for Appropriate Assessment (AA)

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The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, 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.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real 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.

Other Considerations

Development Contributions

- Temporary change of use from light industrial to indoor gymnastics sports facility.
- Assessable area is c.503sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Leisure/Recreational (change of use)	503
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0503

Conclusion:

Having regard to the 'REGEN' zoning objective of the site and existing and proposed development in the vicinity, it is considered the proposed change of use from light industrial to gymnasium/indoor sports facility would be acceptable in principle. However, the Planning Authority has concerns regarding Road's requirements and signage and it is considered appropriate to address these concerns by way of **additional information**.

Recommendation:

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

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1. The applicant is requested to submit the following information to the Planning Authority:
 - (a). Applicant to provide an AutoTRAK drawing that demonstrates the safe and access and egress from the site of car users.
 - (b). Applicant to provide a drawing showing min 10 no bicycle spaces (i.e. 5 no Sheffield style U bars).

2. There are no details of what the proposed signage will say nor are there any details of the type of signage that is proposed. There are also no details relating to the height of the lettering proposed for the signage. The applicant is requested to submit revised information including elevation drawings clearly showing the type of signage that is proposed including the height of lettering proposed. The applicant is requested to refer to Section 11.2.8 Signage – Advertising, Corporate and Public Information and Table 11.19 Signage of the SDCC Development Plan 2016-2022 to identify what type of signage is restricted and what design criteria are applied.

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REG. REF. SD22A/0101

**LOCATION: Unit 70, Cookstown Estate Road, Cookstown Industrial Estate, Tallaght,
Dublin 24**

jjohnston

**Jim Johnston,
Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 1/6/22



Eoin Burke, Senior Planner