

Comhairle Chontae Atha Cliath Theas

PR/0747/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0110 **Application Date:** 19-Apr-2022
Submission Type: New Application **Registration Date:** 19-Apr-2022

Correspondence Name and Address: Gilna Architecture Fumbally Exchange, Argos House, Malpas Street, Dublin 8

Proposed Development: Demolition of single storey unit, concrete walls and gates; removal of containers and portacabin; 3 new single storey light industrial units to southeast corner of the existing business park between units 4 & 6 and associated site works.

Location: Pineview Business Park, Firhouse Road, Knocklyon, Dublin 16

Applicant Name: Pineview

Application Type: Permission

(SW)

Description of site and surroundings

Site Area: stated as 0.0211 Hectares.

Site Description:

The site is located within an existing business park. It is currently gated and located in the south east corner. There are temporary structures on the site.

Proposal:

- Demolition of single storey unit, concrete walls and gates;
- removal of containers and portacabin;
- **3 new single storey light industrial units** to southeast corner of the existing business park between units 4 & 6 and
- associated site works.

Zoning

The site is subject to zoning objective 'RES': 'To protect and/or improve residential amenity'

Consultations

EHO - no objections subject to conditions

Irish Water – additional information requested

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Water Services - additional information requested

Roads – no objections subject to conditions

Parks – additional information requested

Heritage Officer – no report received at time of writing

SEA – no overlap indicated.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site:

None.

Adjacent sites:

None.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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

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.

Policy ET3 Enterprise and Employment

It is the policy of the Council to support and facilitate enterprise and employment uses (high tech 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.

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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
Policy IE5 Waste Management

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

Chapter 11 Implementation
Section 11.2.1 Design Statements
Section 11.2.4 Regeneration Zone
Section 11.3.6 Retail Development
(i) Retail Criteria
Table 11.4 Regen zoning objective

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

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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
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

Retail Design Manual - A Good Practice Guide, Department of Arts, Heritage and the Gaeltacht (2012)

Towards Nearly Zero Energy Building in Ireland – Planning for 2020 and Beyond, Department of the Environment, Community and Local Government (2012)

Design Manual for Urban Roads and Streets 2019- Department of Housing, Planning and local Government (2019)

Transport Strategy for the Greater Dublin Area, 2016-2035, National Transport Authority
Spatial Planning and National Roads, Guidelines for Planning Authorities 2012 – National Roads Authority

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

National Cycle Manual – National Transport Authority (2011)

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

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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 assessment are:

- Zoning and Council Policy
- Residential and Visual Amenity
- Services and Drainage
- Access and Parking
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES': 'To protect and/or improve residential amenity'.

The applicant has stated on the application form that the proposal would provide light industrial units. 'Industry-Light' is open for consideration in accordance with the County Development Plan (CDP) land use zoning matrix.

Schedule 5 of the CDP makes the following definition:

"Industry – Light The use of a building or part thereof or land for industry in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc".

It is noted that the application site is located within an existing business park. The proposed development is, therefore, considered acceptable in principle. It is recommended that should the application be approved a condition be imposed, requiring the application to confirm in writing the exact nature of the use of the proposed units, prior to occupation of the development.

There is no objection to the removal of the existing temporary structures on site.

Residential and Visual Amenity

The application site, and existing business park, are in close proximity to residential properties on Knocklyon Park and Green Acre Court. The proposal would result in the addition of units along the southern and eastern boundaries and would fill in the corner. These would be in line with the existing units along the southern and eastern boundaries. The units also abut the western boundary and extend through to the east, forming a courtyard.

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At the closest point, the new units would be approximately 8.6m from the adjacent residential properties on Green Acre Court. It is noted that the existing business premises are approximately 7.09m from the existing residential properties. The units would be approximately 10.72m from the residential properties at Knocklyon Park at the closest point. This is in line with the distance the existing units are from the properties

The existing boundary wall to the residential properties is 2.7m high. The existing business premises on the southern boundary are 3.31m adjacent to the boundary wall. The existing business premises on the northern boundary have an overall height of 4.61m but the eaves appears to be a similar height to the boundary wall. The proposed units would have a lean to roof, with a height of 3.31m adjacent to the boundary walls with the residential properties.

The EHO has raised no objections subject to conditions.

Given the nature of the proposed use, i.e. light industrial, the scale / height of the proposed units and the distance from the existing dwellings, it is considered that, subject to conditions surrounding the use and those proposed by the EHO, the proposed development would have an acceptable impact on residential amenity

In terms of visual amenity, the proposed development would be situated to the rear of the existing business park. They would not generally be visible. Notwithstanding this, the style is in keeping with the existing units.

The impact on visual amenity is considered acceptable.

Services and Drainage

Water Services has requested additional information regarding SuDS and surface water drainage plans. Irish Water has requested additional information regarding the provision of drawing indicating existing and proposed water supply and foul layouts.

Landscaping

The Parks and Public Realm Department has stated:

SUDS

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

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Arboricultural Impact

The applicant has not provided any information as to the impacts of the proposed development on the existing tree to the west of the site in the back garden of 24, Green Acre Court, Knocklyon, D16, as it is right by the shared wall of the proposed site. The applicant should submit a tree survey report for the tree beside the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing tree and should also provide an arboricultural impact assessment. The report should also include a method statement for the works to be carried out”.

Additional information has been requested.

Access and Parking

Roads has no objections, subject to conditions.

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

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Other Considerations

Development Contributions

Light industrial units – 211sq.m

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Industrial

Floor Area (sq. m) 211

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Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.0211

Conclusion

Having regard to the 'RES' zoning objective of the site, and the nature and scale of the proposed development, it is considered that the proposal is acceptable in principle and the design is also acceptable, however, additional information is required regarding existing and proposed surface water drainage, water network and foul network, and trees to ensure the proposal would accord with the South Dublin County Council Development Plan 2016-2022.

Recommendation

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

1. The applicant is requested to include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Permeable Paving
 - Grasscrete
 - Blue Roofs
 - Green Roofs
 - Water Butts
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.
2. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.
3. (a) The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
(b) The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow.

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4. The applicant is requested to submit a tree survey report for the tree beside the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing tree and should also provide an arboricultural impact assessment. The report should also include a method statement for the works to be carried out.

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REG. REF. SD22A/0110

LOCATION: Pineview Business Park, Firhouse Road, Knocklyon, Dublin 16

Colm Harte

Colm Harte,
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:

13/6/22

Eoin Burke

Eoin Burke, Senior Planner