

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0360 **Application Date:** 22-Dec-2021
Submission Type: Additional **Registration Date:** 23-May-2022
Information

Correspondence Name and Address: McArdle Doyle Ltd. 2nd Floor, Exchange Building,
The Long Walk, Dundalk, Co. Louth

Proposed Development: Car wash & car wash plant room with water
recycling system; re-location of the main ID sign and
all associated structures, drainage and site
development works.

Location: 2, Ninth Lock Road, Dublin 22

Applicant Name: Circle K Ireland Retail Limited

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated on the Application Form as 0.2439Ha.

It is noted that the Cover Letter prepared by McArdle Doyle Limited states that the site measures 0.21ha. Having regard to the Site Location Map and response to Question No. 11 of the Application Form, the Planning Authority considers the correct site area is 0.2439Ha.

Site Description:

The subject site is comprised of an existing Circle K Service Station on the western edge of the Ninth Lock Road, Clondalkin, Dublin 22. The site is bound to the north by a commercial premises operating as a vehicle service garage and tyre depot, to the south by the Grand Canal, to the west by the Alkhidmah Community Mosque and to the east by the Ninth Lock Road.

The existing service station is comprised of a forecourt containing a canopied island containing 3 double sided fuel dispenser pumps and ancillary underground tanks, an air, vacuum and water unit, a launderette unit, a retail unit with an approximate Gross Floor Area of 168sq.m, a dry goods store, plant compound and waste storage area located to the rear of the retail unit, 9 car parking spaces (including 1 accessible space) located to the front of the retail unit and a bicycle rack, a totem sign displaying fuel prices located in the south eastern corner of the site adjacent to the entrance to the forecourt. There is an existing right of way through the subject site, providing access from Ninth Lock Road to the Mosque located to the west of the subject site.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Proposal

Permission is sought for:

- (i) An automatic brush car wash located in the south eastern corner of the subject site;
- (ii) An ancillary car wash plant room;
- (iii) Associated revisions to site layout including relocation of the existing totem sign, re-positioning of the existing laundrette unit and re-location of the air, water and vacuum unit and associated services parking bay to facilitate the proposed car wash; and
- (iv) all associated site development works above and below ground.

Zoning

The site is subject to land-use zoning objective RES – *'To protect and/or improve residential amenity.'*

Consultations

Drainage and Water Services Department: No objection, subject to conditions.

Irish Water: Additional Information required.

Roads Department: Additional Information required.

Parks Department: No objection.

Heritage Officer: No report received

Waterways Ireland: No report received

Inland Fisheries Ireland: No report received

SEA Sensitivity Screening

Overlap indicated with the following layers of the SEA Sensitivity Screening:

- Architectural Conservation Area.
- PHNA.

Submissions/Observations /Representations

Final date for submissions/observations – 3rd February 2022.

None received.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Relevant Planning History

Subject Site

SD04A/0648 - Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22

Demolish the existing filling station and construct a new filling station to provide for shop with cafe area, incorporating seating area for in-shop dining, forecourt, canopy, pump islands, car parking, I.D. sign, plant compound, waste compound, change location of northern site entrance/exit, together with ancillary works. **Decision:** Grant permission, subject to conditions.

S00A/0679 - Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22

Alterations of existing building to accommodate shop upgrade, conversion of existing Deli to a hot/cold food counter, upgrading of existing forecourt signage including: price sign (I.D. sign) canopy fascia sign and building sign, replacement of existing tank farm, pumps, petrol, interceptor and drainage and replacement of jet wash by automatic brush wash installation.

Decision: Grant permission, subject to conditions.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

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

11.3.6 Retail Development.

(iv) Motor Fuel Stations

Petrol stations, while necessary, have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Motor fuel stations will not generally be encouraged within the core retail area of urban centres or in rural areas. Development proposals for motor fuel stations should address the following:

- Development proposals will be required to demonstrate that noise, traffic, visual intrusion, fumes, and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development.*
- Motor fuel stations should be of high-quality design and integrate with the surrounding built environment. In urban centres, where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.*
- Forecourt lighting, including canopy lighting, should be contained within the site and should not interfere with the amenities of the area.*

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

- *The forecourt shop should be designed so as to be accessible by foot and bicycle, with proper access for delivery vehicles. The safety aspects of circulation and parking within the station forecourt should be fully considered. Retailing activities should be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage may be permissible. The external storage of gas cylinders and solid fuel should be limited in area and confined to strictly defined specifically designed compounds adjoining the shop/forecourt and be subject to adequate measures being taken for visual appearance, security, and safety.*
- *The sale of retail goods from petrol stations should be restricted to convenience goods and only permitted as an ancillary small scale facility. The net floor space of a fuel station shop shall not exceed 100sq.m. Where permission is sought for a retail floor space in excess of 100sq.m, the sequential approach to retail development shall apply (i.e., the retail element shall be assessed as a proposed development in its own right).*
- *Workshops for minor servicing (e.g., tyre changing, puncture repairs, oil changing) may be permitted in circumstances where they would not adversely impact the operation of the primary petrol station use and local amenities, particularly with regard to proximity to dwellings or adjoining residential areas.*
- *Motor fuel stations and service areas in proximity to the National Road network will be assessed with regard to the Spatial Planning and National Roads Guidelines for Planning Authorities DECLG, (2012).*

Table 11.19: Signage

Free Standing Advertisement Displays: *Generally, not appropriate. May be considered at the entrances to shopping centres/major commercial premises and service stations: Design Criteria: A maximum of 7m in height. Freestanding signs on petrol station forecourts should not extend above the height of the canopy.*

Schedule 5: Definition of Use Classes and Zoning Matrix Table

Petrol Station

A structure or land used for the purpose of the selling petrol, fuel oils, lubricating oils, and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet. Petrol filling stations can include an associated shop (no more than 100sq.m (net retail floor space) that also provides for the sale of convenience goods.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

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

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

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 11.2.8 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 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting.

Relevant Government Guidelines

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

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

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

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

Spatial Planning and National Roads, Guidelines for Planning Authorities 2012 – National Roads Authority

Retail Planning - Guidelines for Planning Authorities 2012, Department of the Environment, Community and Local Government

Retail Design Manual – April 2012 Department of the Environment, Community and Local Government

Urban Design Manual: A Best Practice Guide (2009) Department of Environment, Heritage and Local Government.

Design Manual for Urban Roads and Streets (2013) Department of Transport, Tourism and Sport, Department of Environment, Community and Local Government.

Planning Note

The following discrepancies/deficiencies have been identified in the information provided by the Applicant:

- **Site Layout Plans** – It is noted that no levels/contours have been shown on the Existing and Proposed Site Layout Plan. Article 23(1)(c) of the Planning and Development Regulations 2001 (as amended) states that '*the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate.*'
- **Signage** – The height of the existing totem signage, which it is proposed to re-locate slightly, is not indicated on the drawings provided by the Applicant. Article 23(1)(f) of the Planning and Development Regulations 2001 (as amended) states that '*plans and drawings of floor plans, elevations and sections shall indicate in figures **the principal dimensions (including overall height)** of any proposed structure and the site, and site or layout plans shall indicate the distances of any such structure from the boundaries of the site.*' [Emphasis Added]. Whilst the Planning Authority acknowledge the sign is existing, it is incumbent on the Applicant to demonstrate through the provision of fully

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

dimensioned plans, elevations, and sections that there will be no change to the existing sign once it is relocated.

- **Sightlines** – It is noted that a visibility splay has only been shown in one direction on the drawings provided by the Applicant. Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).
- **Laundrette Unit** – Whilst the Planning Authority has no objection in principle to the re-location of the laundrette unit, no evidence of previous planning permission can be found. In this regard the Applicant should provide clarification on the planning status of the laundrette unit. Depending on the status, it may be necessary for the Applicant to seek retention permission for the unit.

The Planning Authority considers that the above outlined issues can be addressed by way of ADDITIONAL INFORMATION and are not sufficient enough to prevent an assessment of the proposed development.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy.
- Visual impact.
- Residential Amenity.
- Grand Canal PHNA
- Access and Roads.
- Services and Drainage.

Zoning and Council Policy

The subject site is located in an area subject to zoning objective 'RES', for which the stated objective in the South Dublin County Development Plan 2016-2022 is '*To protect and/or improve residential amenity.*'.

A petrol station is '*open for consideration*' under the 'RES' zoning objective and it is noted that the use is established at the subject site.

The proposed development represents an intensification of the existing permitted use with the provision of an ancillary car wash and car wash plant room and associated alterations to the existing layout of the service station. The Planning Authority accepts the principle of the proposed development, provided the proposal is not in material conflict with the policies of the County Development Plan and is consistent with the proper planning and development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Visual Impact

The principal structures of the proposed development shall be assessed below in terms of their visual impact.

Automatic Brush Car Wash and Ancillary Screens

The proposed Automatic Brush Car Wash structure is 50sq.m and is situated directly adjacent to the southern boundary of the subject site. The proposed structure has an approximate length of 10m, a width of 5m and is bordered on each side by a 9m long splash screen, supported by folded aluminium columns (0.5m wide each).

Having regard to the level of tree cover adjacent to the southern boundary of the subject site and the constrained nature of the site layout and required vehicular circulation through the site, the Planning Authority considers the location of the proposed car wash structure directly adjacent to the southern boundary to be appropriate. The overall nature and scale of the proposed car wash structure, within the receiving context of an existing service station forecourt, is considered to be acceptable to the Planning Authority and will not have a significant adverse impact on the visual amenity of the area.

Car Wash Plant Room

The proposed Car Wash Plant Room will be located in the south-eastern corner of the subject site and will have an approximate gross floor area of 6sq.m, a width of 2m, a length of 3m and a maximum overall height of 3.2m. The side and rear elevations will be blank, with the front elevation including steel doors to provide internal access for maintenance. The structure will have a rendered finish and a concrete roof.

Having regard to the overall scale of the proposed Plant Room and the level of tree cover adjacent to the southern boundary of the subject site, the Planning Authority considers that the proposed structure will not have a significant adverse impact on the visual amenity of the subject site and the surrounding receiving context.

Signage

No new signs are proposed on the submitted plans. It is considered that the proposed slight re-location of the existing totem sign is acceptable in principle and that the locations of the existing signage generally comply with table 11.19 of the County Development Plan and, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** can be attached requiring planning permission to be obtained for any future new signage at the subject site.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Amendments to the Site Layout

To facilitate the proposed Automatic Car Wash structure, a number of amendments are required to the existing forecourt layout, including but not limited to the relocation of the existing totem sign, re-positioning of the existing laundrette unit and re-location of the air, water and vacuum unit and associated services parking bay.

The proposed amendments to the existing site layout to facilitate the proposed car wash are considered by the Planning Authority to be appropriate.

Summary

Consideration has been given to the existing nature of the petrol station use and the ancillary nature of the proposed Automatic Car Wash Structure, associated Plant Room, and amendments to the forecourt layout. The current proposal represents an intensification of the existing permitted use in the south eastern corner of the subject site. The materials and finishes proposed are considered to be acceptable and generally in keeping with the existing petrol station and it is therefore considered that the proposed development will not have an adverse impact on the visual amenity of the subject site.

However, the planning authority has concerns regarding the nature of the proposed use, within a residential area zoned and the proximity to residential dwellings to the east of the site on the opposite side of the Ninth Lock Road. These concerns are outlined in the forthcoming section.

Residential Amenity

The surrounding context of the subject site includes residential dwellings, approximately 27m to the east on the opposite side of the Ninth Lock Road.

Having regard to the height and scale of the proposed Automatic Car Wash structure and splash screen at 2.2m high splash screen in the receiving context of an existing service station, it is considered that the proposal is unlikely to be significantly injurious to the amenities of the adjacent properties on the opposite side of Ninth Lock Road.

Section 11.3.6 of the Development Plan outlines the Planning Authority's Policy in relation to Motor Fuel Stations. Part (v) of Section 11.3.6 states that:

*'Development proposals will be required to demonstrated that **noise**, traffic, visual obtrusion, fumes and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development'. [Emphasis Added]*

The Planning Authority notes that, having regard to the proximity of the proposed development to residential dwellings, no Noise Impact Assessment has been submitted by the Applicant. It is noted that the proposal is located approximately 27m away from residential dwellings and as

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

such it is incumbent on the applicant to demonstrate how they will not detract from the residential amenity of the area. This includes the potential for noise emanating from the proposed Car Wash to detract from the residential amenity of nearby properties. The applicant should therefore be requested to submit a Noise Impact Assessment of the proposed development. Detail any proposals to mitigate against any adverse impact on the adjoining residential properties should also be outlined. Such proposals could include the operation of the proposed Automatic Car Wash structure during the daytime only. The Planning Authority is satisfied that this can be provided by way of ADDITIONAL INFORMATION.

Grand Canal PHNA

The Grand Canal PHNA is described in Section 9.2.4 of the Development Plan as follows:

'The Grand Canal (pNHA) is a man-made linear waterway that hosts a rich variety of plant and animal species including protected species and numerous mature tree species and is a key element in the County's Green Infrastructure Network. Associated canal and mill structures and buildings contribute to the unique setting and historic character of the Grand Canal and the tow-path provides an uninterrupted corridor for pedestrian and cyclist movement. The protection of the Canal landscape and its environment is a priority of the Development Plan.'

The subject site is located directly adjacent to the Grand Canal PHNA, which runs along the southern boundary. It is noted that there is tree cover and a grass verge adjacent to the southern boundary of the site which provides an approximately 12m wide buffer between the subject site and the pathway along the Grand Canal.

HCL13 Objective 1 of the Development Plan states that it is an objective of the Planning Authority to:

'To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.'

Having regard to the existing Service Station use at the subject site, the nature and scale of the proposed ancillary Car Wash Structure and the approximate 12m wide buffer to the Grand Canal, the Planning Authority considers that there will be no adverse impact on the Grand Canal PHNA.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Access and Roads

The Roads Department has assessed the proposed development and has indicated that the following ADDITIONAL INFORMATION is required:

- The Applicant is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.4m x 45m in both directions from the Southern entrance/exit. Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).
- The Applicant is requested to submit details of all pedestrian/cyclist routes within the forecourt area.

Drainage and Water Services

The Drainage and Water Services Department has assessed the proposed development and indicated no objection, subject to the following conditions:

- The Applicant shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for the proposed development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Having regard to the recommendations of the Drainage and Water services Department it is considered that the recommended conditions are appropriate and that the proposed development is therefore considered acceptable from a Drainage and Water Services perspective.

The Report of Irish Water indicated that ADDITIONAL INFORMATION is required as follows:

- (i) *'South Dublin County Council records show a 100mm uPVC watermain located beneath the proposed car wash. The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of the connection to the public water supply. Obtain a letter of confirmation of feasibility from Irish Water and submit same to South Dublin County Council.*
- (i) *The applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement'.*

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 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.

Conclusion

Having regard to the proximity of the proposal to existing residential dwellings to the east of the site, and the concerns of the Planning Authority in relation to the potential adverse impact on the residential amenities of the adjoining property, the Applicant is required to submit proposals to address the Planning Authority's concerns, in particular a Noise Impact Assessment should be provided with any proposed mitigation measures outlined in detail. This can be provided by way of ADDITIONAL INFORMATION. Furthermore, the Roads Department have requested that ADDITIONAL INFORMATION be provided to facilitate a complete assessment of the proposed development.

Recommendation

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

1. The Applicant is requested to address the following discrepancies/deficiencies in the drawings provided:
 - (i) Levels/Contours must be shown on the Existing and Proposed Site Layout Plans.
 - (i) The height of the existing totem signage must be indicated on Plans, Sections and Elevations. The signage should also be shown and fully dimensioned on the proposed drawings to demonstrate that there is no change to the structure.
 - (ii) The Applicant is requested to provide clarification on the planning status of the laundrette unit. Depending on the status, it may be necessary for the Applicant to seek retention permission for the unit.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

2. The applicant is requested to submit:
 - (i) Accurate plans demonstrating the provision of a visibility splay of 2.4m x 45m in both directions from the Southern entrance/exit. Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).
 - (ii) Details of all pedestrian/cyclist routes within the forecourt area.
3. The applicant is requested to submit a Noise Impact Assessment of the proposed development, which clearly outlines the potential impact on the nearby residential properties and outlines any appropriate mitigation measures.
4. South Dublin County Council records show a 100mm uPVC watermain located beneath the proposed car wash. The applicant is requested to engage with Irish Water through the submission of a PreConnection Enquiry (PCE) in order to determine the feasibility of the connection to the public water supply. The applicant shall obtain a letter of confirmation of feasibility from Irish Water and submit a copy to South Dublin County Council.

Additional Information

Additional Information was requested on 24th February 2022.

Additional Information was received on 23rd May 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 23rd May 2022:

- Cover Letter prepared by McArdle Doyle dated 20th May 2022.
- Drawing Register and Issue Record prepared by McArdle Doyle.
- Drawing No. P2177.NIN.C02 – Existing Site Layout.
- Drawing No. P2177.NIN.C03 – Proposed Site Layout.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

- Drawing No. P2177.NIN.C08 – Proposed Sightlines.
- Drawing No. P2177.NIN.C10 – Forecourt Details.
- Drawing No. P2177.NIN.C14 – Contiguous Elevations.
- Irish Water Pre-Connection Enquiry dated 29th March 2022.
- Noise Impact Assessment prepared by Irwin Carr Consulting.

The Additional Information provided by the Applicant will be assessed below in the context of the 4 No. items of Additional Information requested by the Planning Authority on 24th February 2022:

Additional Information Item No. 1

The Applicant has revised the documents pertaining to this Planning Application to address Additional Information Item No. 1 as follows:

- i) The levels/contours are now shown on Drawing Nos. P2177.NIN.C02 and C03.
- i) The height of the totem sign is now indicated on Drawing No. P2177.NIN.C14. It is noted that it is proposed to slightly relocate the sign to facilitate the proposed development. The drawing demonstrates that there will be no change to the existing sign once it is relocated.
- ii) The Applicant has established that the existing laundrette unit does not benefit from planning permission. A retention application for the unit is currently under consideration by South Dublin County Council (SD22A/0142). The Planning Authority is satisfied that the outcome of SD22A/0142 will not have a significant bearing on the proposed development of this Planning Application.

It is considered that Additional Information Item No. 1 has been satisfactorily addressed.

Additional Information Item No. 2

The Applicant has revised the documents pertaining to this Planning Application to address Additional Information Item No. 2 as follows:

- i) Drawing No. P2177.NIN.C08 (Proposed Sightlines) indicates the available sightlines from the exit and entry points from the subject site.
- ii) Drawing No. P2177.NIN.C03 (Proposed Site Layout) indicates the proposed pedestrian routes within the forecourt. There are no cyclist routes.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

The Roads Department have assessed the Applicant's Response to Additional Information Item No. 2 and have indicated no objection to the proposed development.

Additional Information Item No. 2 has therefore been satisfactorily addressed.

Additional Information Item No. 3

In responding to Additional Information Item No. 3, the Applicant has provided a Noise Impact Assessment prepared by Irwin Carr Consulting, with the Report concluding as follows:

'It was found that operational noise from the proposed development is likely to have a low impact during the daytime period.'

'For the reason outlined within this Report, Irwin Carr Consulting is of the opinion that noise generated by the proposed development should not adversely impact neighbouring properties and therefore should not be considered a negative determining factor when assessing this application.'

It is noted that the predicted noise emanating from the proposed development will not add to the existing baseline noise environment.

It is therefore considered that Additional Information Item No. 3 has been satisfactorily addressed.

Additional Information Item No. 4

In response to Additional Information Item No. 4 the Applicant has provided evidence of engagement with Irish Water via the Pre-Connection Enquiry process and subsequent receipt of a Confirmation of Feasibility.

The Drainage and Water Services Department and Irish Water have assessed the information provided by the Applicant and indicated no objection to the proposed development, subject to conditions.

Additional Information Item No. 4 has therefore been satisfactorily addressed.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Car Wash (ancillary to Filling Station)	50 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Car Wash (ancillary to Filling Station)	50 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.2430 Ha

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2016-2022, the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to 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 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 23rd May 2022, save as may be required by the other

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. i) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
iii) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
iv) Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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.

3. Irish Water

- i) The Applicant must adhere to the standards, codes and practices of Irish Water
- ii) The Applicant must sign a connection agreement with Irish Water prior to the commencement of development and adhere to the standards and conditions set out in that agreement. A copy of the agreement shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

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

4. Signage.

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

5. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

6. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 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 construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the 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 unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

7. No permission is hereby granted for the retention or relocation of the existing laundrette unit onsite.

Reason: To Clarify the scope of this Planning Permission

8. Noise.

(a) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(b) 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 i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

background level for evening and night time i.e.1900 - 0700. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

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

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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

Comhairle Chontae Atha Cliath Theas

PR/0768/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0360

LOCATION: 2, Ninth Lock Road, Dublin 22

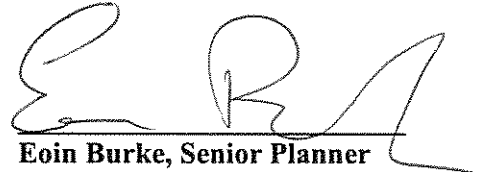
Colm Harte

**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:

20/6/22


Eoin Burke, Senior Planner