

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

13th June 2022

Dear Sir or Madam,

RE: PLANNING APPLICATION FOR AN AMENDED JUNCTION, LINK ROAD AND ASSOCIATED DEVELOPMENT AT THE TOWNLANDS OF BROWNSBARN AND COLLEGELAND, BALDONNELL BUSINESS PARK, DUBLIN 22

Introduction

On behalf of MLEU Dublin 3 Limited and Charles Greene, we submit a planning application for an amended junction, link road, interim measures and associated development.

Please find the following enclosed with this application:

- Application fee (cheque);
- 1 no. copy of site notice;
- 1 no. original newspaper notice;
- 1 No. Planning Application form with Letter of Consent and Irish Water Confirmation of Feasibility
- 6 no. copies of Planning Cover Letter prepared by John Spain Associates;
- 6 no. copies of Architectural Drawings prepared by JSA Architects;
- 6 no. copies of Bat Survey prepared by Altemar
- 6 no. copies of Landscape Masterplan, Tree Survey Report and associated drawings prepared by CSR landscape consultants
- 6 no. copies of Proposed Lighting Layout Drawing and Proposed Mechanical & Electrical Site Services Drawing prepared by Metec Consulting Engineers
- 6 No. copies of Appropriate Assessment Screening Report prepared by Openfield
- 6 No. copies of Road Safety Audit prepared by Norman Bruton
- 6 no. copies of Civil Engineering Drawings prepared by Punch Consulting Engineers
- 6 No copies of cover letter prepared by Irish Archaeology Consultants;
- 6 no copies of reports prepared by Punch Consulting Engineers as follows:
 - Civil Engineering Planning Report
 - Construction Management Plan
 - Construction and Demolition Construction Management Plan
- 6 no. copies of Flood Risk Assessment prepared by RPS

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Site Location and Description

The Mountpark Baldonnell development at Baldonnell Business Park is situated in a well established employment and logistics zone to the west of Dublin City Centre in the administrative area of South Dublin County Council (SDCC). The site is located on a greenfield site to the west of the M50 motorway between Casement Aerodrome and the N7 national route.

The Baldonnell Business Park currently accommodates a number of small to medium light industrial and commercial businesses including engineering consultancies, manufacturers, wholesalers as well as freight forwarding and logistics companies.

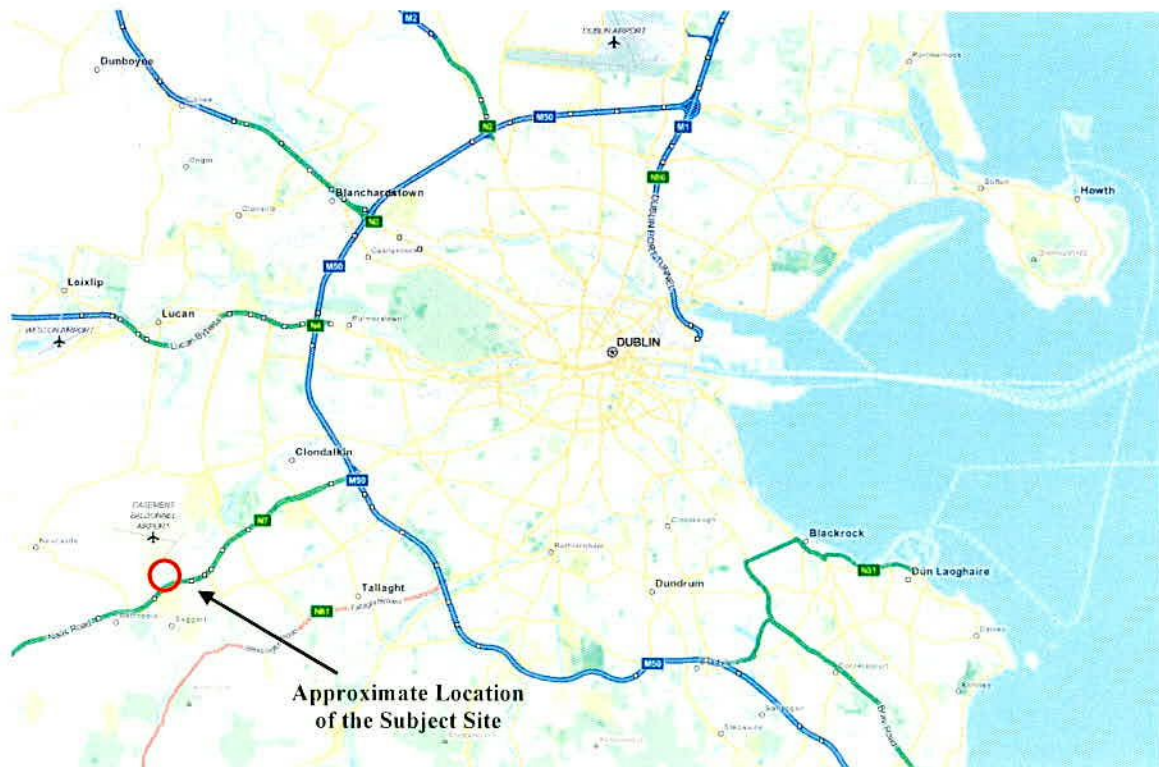


Figure 1: Site Context (Source: Open Street Map).

Permission was granted by An Bord Pleanála on the 13th of April 2017 for three warehouse units in Mountpark Baldonnell Phase 1, Baldonnell Business Park, north of Clonlara Avenue under Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392). This development was subsequently amended under Reg. Ref. SD17A/0362, SD18A/0266 and SD19A/0048 and is complete. This development is known as Mountpark Baldonnell Phase 1.

The first part of a Phase 2 (SD19A/0370) development which comprised of 2 no. warehouse/logistic units (Units C+D) was granted planning permission by SDCC on the 09/03/2020. Unit C is complete and Unit D is now under construction. Permission was granted on 26th April 2021 for an application under SDCC Reg. Ref. SD20A/0319 to swap the locations of Unit C and D along with other minor revisions.

An application was submitted on a plot to the west beyond Unit E for two additional units, Units F+G which was issued a notification of decision to grant permission by SDCC under Reg. Ref. SD21A/0230 on the 19/10/2021. We have included relevant planning history as part of Appendix 1.

Figure 2 below indicates the location of the subject site within the overall Business Park.

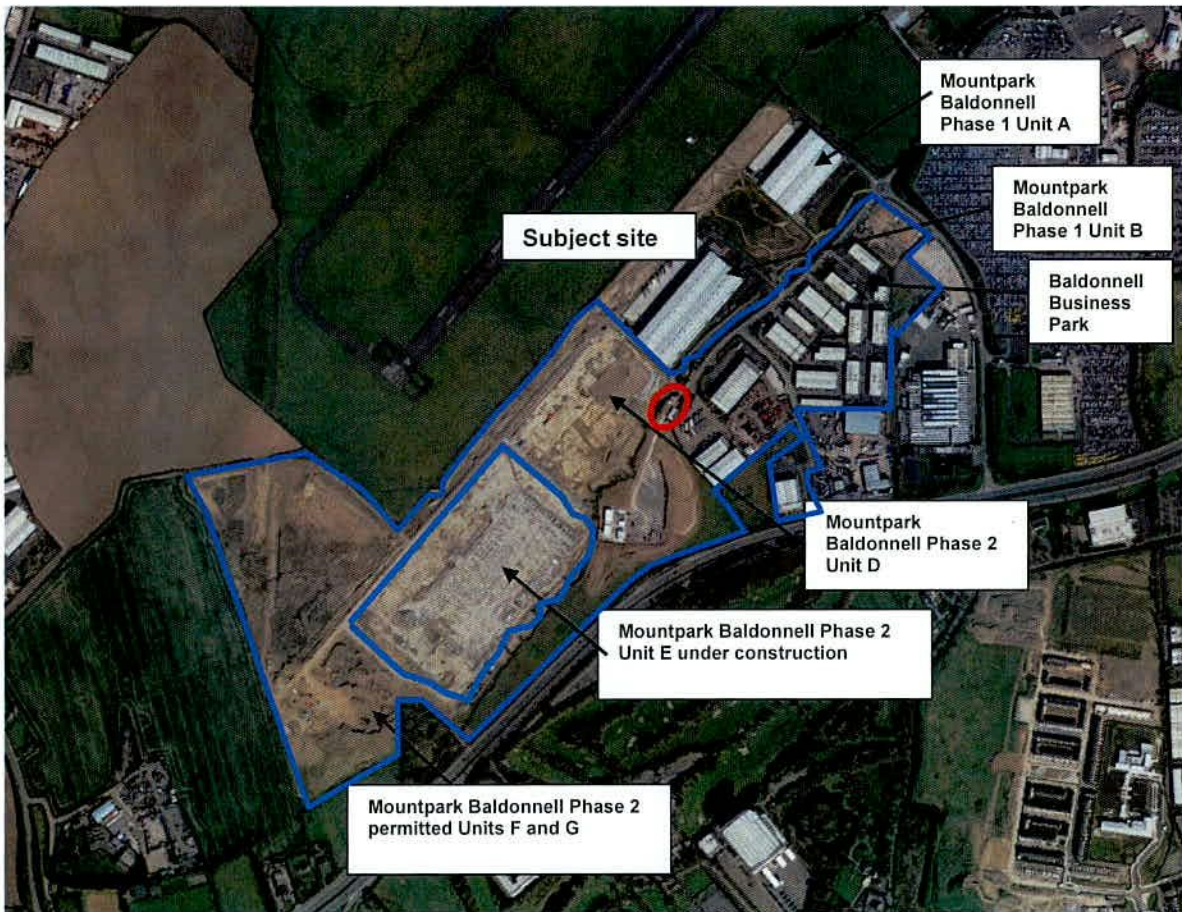


Figure 2: Indicative Location of the site (red) and Additional lands in the control of the Applicant and Consent Entities (blue); Source: Google Maps.

Proposed Development

As set out in the statutory notices, the proposed development will consist of:

- The provision of an amended junction and new link road from the existing Clonlara Road to the currently undeveloped lands with Enterprise and Employment zoning objective south of the Camac River and North of the N7 National Route;
- Interim measures are included within the application to block access to the new road until such time as the undeveloped lands are being developed;
- All associated landscaping, infrastructure and site development works to facilitate the development.

The proposed development will support the functioning and movement of potential future development within the EE zoned lands. Construction of this link road before the completion of the adjacent units will ensure disruption is avoided at a later stage in the project and in the existing tenants' operations at Baldonnell Business Park.

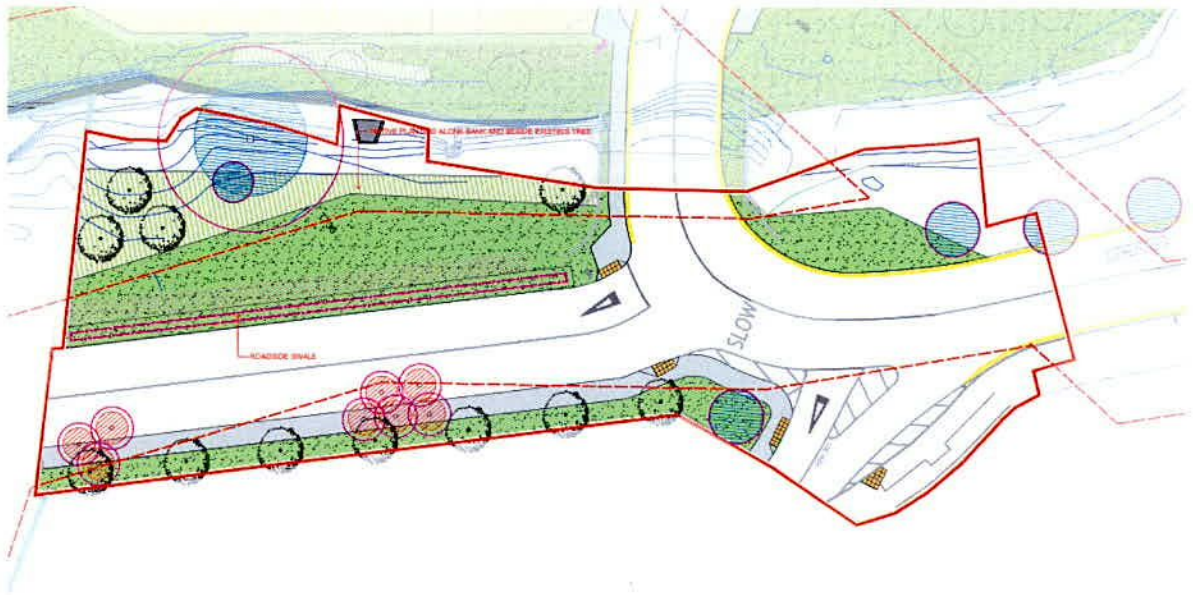


Figure 3: Extract from CSR Landscape drawing.

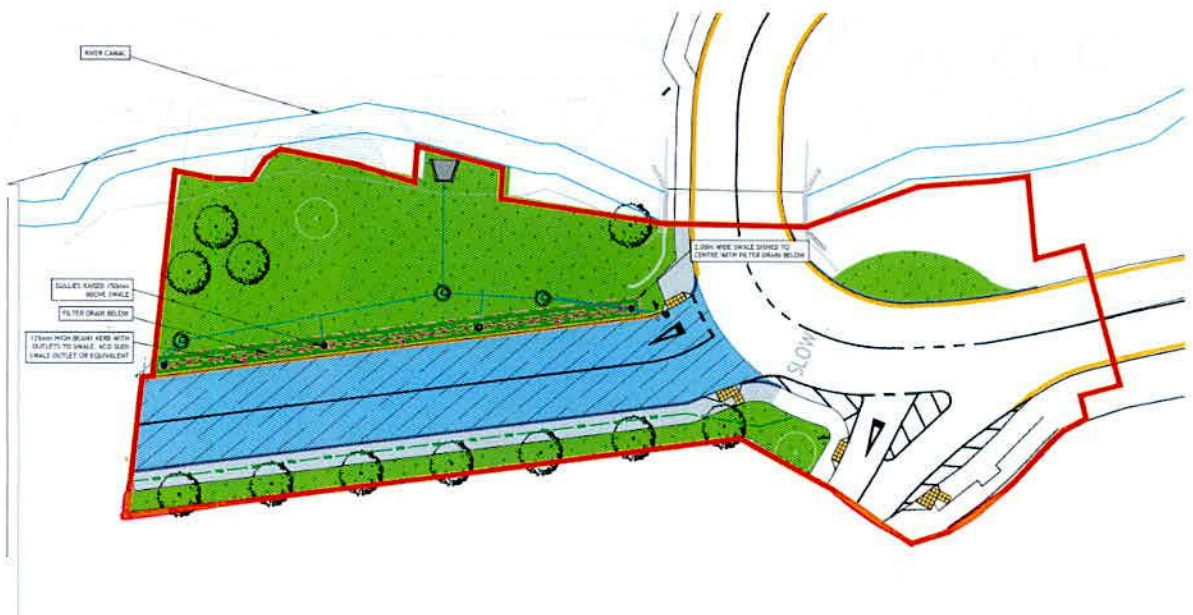


Figure 4: Extract from Punch Consulting drawings.

Planning Policy Context

Zoning Objective

The South Dublin County Development Plan 2016-2022 (SDCDP) is the statutory Development Plan for the subject site. This section of this report provides a brief description of Development Plan policy as it related to the current EE land use zoning objective for the site. The subject lands are zoned zoning objective EE which is “to provide for enterprise and employment related uses.”

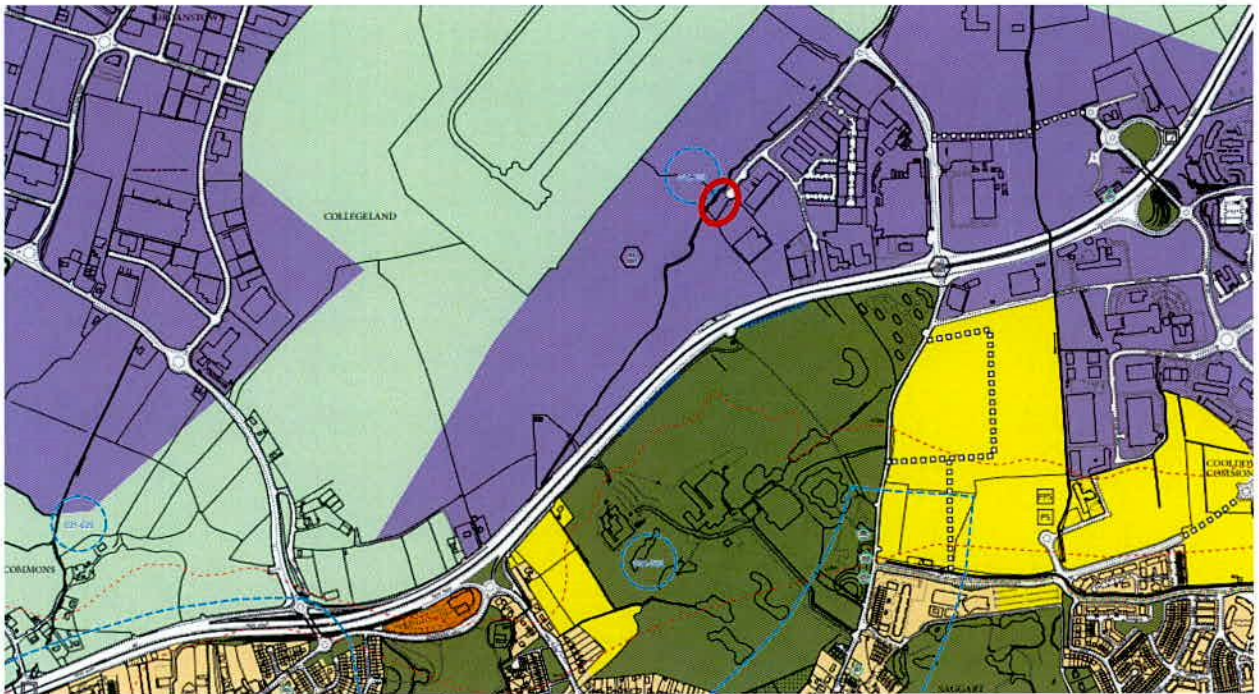


Figure 5: SDCC Zoning Map with site outlined in redline (Source: SDCC, 2022).

 EE Enterprise and Employment

Access roads are not specifically identified in the land-use zoning matrix for Zoning Objective EE, however roads are an essential part of the operation of the EE lands therefore are in accordance with the zoning objective for the site.

Economic Development

Chapter 4 of the South Dublin County Development Plan sets out the Council’s policy in relation to economic development. The Plan states that Enterprise and Employment (EE) zoned lands will accommodate low to medium intensity enterprise and employment uses.

The Development Plan provides the following additional clarification as to the role of lands such as the subject site which have been designated as EE zoned lands:

“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”.

The proposed development will support the functioning and movement of potential future development within the EE zoned lands. Construction of this link road before the completion of the adjacent units will ensure disruption is avoided at a later stage in the project and in the existing tenants’ operations at Baldonnell Business Park.

Flood Risk

IE3 SLO 1 of the SCDCDP 2016 states:

“IE3 SLO 1: To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the ‘EE’ zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled ‘Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area”

The proposed development is in compliance with this specific local objective. RPS have prepared a Flood Risk Assessment for the scheme. The proposed development is consistent with the flood risk strategy for set out within the preceding permissions on the lands.

Key Principles (EE Lands)

Table 11.18 of the Development Plan sets out key principles for the development of Enterprise and Employment zoned sites, these including ‘Access and Movement’ and ‘Open Space and Landscaping’. Table 11.18 is detailed below in Figure 4.

KEY PRINCIPLES FOR DEVELOPMENT WITHIN ENTERPRISE AND EMPLOYMENT ZONES	
Access and Movement	Major links to and through a site are provided as identified within a local plan, Masterplan and/or as determined by a site analysis process.
	The street network is easy to navigate and a clear a hierarchy is applied, identifying the function of each street.
	Individual streets are designed in accordance with the requirements of the Design Manual for Urban Roads and Streets.
	Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking can be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street.
	The design and layout of new business parks should promote walking, cycling and the use of public transport, including adequate provision of cycle and pedestrian linkages.
Open Space and Landscape	Creation of an open space network with a hierarchy of spaces suited to a variety of functions and activities.
	Development within business parks maintain and promote a parkland-like setting with high quality landscaping.
	Important nature features of the site such as trees, hedgerows and watercourses are retained, integrated within the landscape plan and reinforced with the planting of native species.
	Natural buffer zones and defensive planting are used to define private space and the use of fencing to the front of buildings minimised. Where fences interface with the public domain they should be of a high quality and incorporate elements of landscaping (for screening).
Built Form and Corporate Identity	Building heights respond to the surrounding context with transitions provided where necessary and reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes.
	Individual buildings should be of contemporary architectural design and finish (including use of colour). Various treatments should be employed to reduce the bulk, massing and scale of larger buildings.
	The layout and design of buildings maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them.
	Signage should be simple in design and designed to integrate with architectural feature and/or the landscape setting (see also Section 11.2.8 Advertising, Corporate Identification and Public Information Signs).

Figure 6: Extract from South Dublin County Council Development Plan, Table 11.18

The proposed development supports the hierarchy of streets in the Baldonnell Business Park and east navigation of same.

Draft South Dublin Development Plan 2022-2028

We note the provisions of the Draft South Dublin Development Plan 2022-2028 which has completed public display. The Draft Development Plan does not propose to fundamentally change the planning policy context of the proposed development nor have any direct implications on the proposed development.

Conclusion

On behalf of MLEU Dublin 3 Limited and Charles Greene, we submit a planning application for amended junction, link road to undeveloped lands, interim measures to block access until land is developed and all associated works.

It is considered that the proposed development is entirely consistent with the proper planning and sustainable development of the area. As such, it is respectfully requested that South Dublin County Council grant permission for the proposed development.

Yours faithfully,



John Spain Associates

APPENDIX 1: PLANNING HISTORY

Unit D Signage - SD22A/0125:

On 27th April 2022, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit D for additional signage. This application is still under consideration by SDCC.

Baler Canopy Permission - SD22A/0026:

On 1st February 2022, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit E for a canopy for a waste compactor. A notification of decision to grant was issued on the 25th March 2022 by SDCC.

Additional Plant Permission Unit D - SD21A/0363:

On 23rd December 2021, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit D for additional plant. A Final Grant was issued 4th April 2022 by SDCC.

Signage Permission Unit E - SD21A/0320:

On 19th November 2021, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit E for proposed signage. This application was granted on the 25th February 2022 by SDCC.

Units F and G Permission - SD21A/0230:

On 25/08/2021, MLEU Dublin 3 Ltd. applied to SDCC for planning permission for 2 No. additional units (Units F and G) under South Dublin County Council Reg. Ref. SD21A/0230. SDCC issued a notification of decision to grant by SDCC 19/10/2021.

Permission - SD20A/0319:

SDCC issued a final grant of permission on the 26/04/2021. This permission amended permitted units C and D providing for an increase in floor area resulting in Unit C 7,937 sqm and Unit D, 12,050. An overall increase of 639sq.m for Units C and D at Mountpark Baldonnell Phase 1.

Permission - SD20A/0215:

SDCC issued a final grant of permission on the 23/11/2020 which included the construction a logistics/warehouse unit (Unit E) comprising a GIA 60,747 sqm southwest of Mountpark Baldonnell Phase 1.

Permission - SD19A/0370:

On 26/11/2019, MLEU Dublin Ltd. applied to SDCC for planning permission for the construction of two logistics/warehouse units (Unit C and D) for part of the Phase 2 development south west of Baldonnell Phase 1 at Baldonnell Business Park, Dublin 22. SDCC issued a final grant of permission on the 09/03/2020.

Permission - SD19A/0179:

SDCC issued a final grant of permission on the 02/09/2019 for the erection of two backlight signage units to the southeast and northeast elevations facing Clonlara Road, mounted to previously approved development SD18A/0266 on Unit B.

Parent Permission - Reg Ref. SD15A/0309 (ABP Ref. 246392)

Planning permission was refused by South Dublin County Council on 7th of March 2016 for 3 units for light industrial and logistics/warehouse. Following first party appeal, permission was granted by An Bord Pleanála on the 13th of April 2017.

Amendment Permission - SD17A/0362:

On 04/10/2017, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) at Baldonnell Business Park, Dublin 22. The proposed amendments primarily relate to an increase in the building height of the permitted warehouses. The Final Grant was issued 23/01/2018 by SDCC.

Amendment Permission - SD18A/0266:

On 24/07/2018, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by SDCC Ref. SD17A/0362 at Baldonnell Business Park, Dublin 22.

The amendments sought the omission of unit C from the proposal and the enlargement of unit B in its place. Final grant was issued on 30/10/2018 by SDCC

Amendment Permission - SD19A/0048:

On 12/02/2019, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by SDCC Ref. SD17A/0362 and SD18A/0266 at Baldonnell Business Park, Dublin 22. The amendments sought to relocate the permitted bridge which provides access over the River Camac to a location outside of the Irish Water wayleave. In a decision dated 22/05/2019 (final grant), SDCC decided to grant permission for this application.

