

Comhairle Chontae Atha Cliath Theas

PR/0893/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0149 **Application Date:** 23-May-2022
Submission Type: New Application **Registration Date:** 23-May-2022
Correspondence Name and Address: Henry J Lyons 51-54, Pearse Street, Dublin 2
Proposed Development: Single storey warehouse extension of 150sq.m to the south of the existing warehouse together with ancillary works including site landscaping and drainage.
Location: United Drug House, Magna Drive, Magna Business Park, Citywest Road, Dublin 24.
Applicant Name: United Drug (Wholesale) Limited
Application Type: Permission

(CM)

Description of site and surroundings

The subject site is located on Magna Drive, within an established industrial estate. The site itself is a relatively recently constructed purpose built distribution depot. The subject site is bound by significantly landscaped and screened boundaries. The local vicinity is a mix of residential areas, including new construction to the west.

Site Area – Stated as 6.03 Ha.

Proposal

Single storey warehouse extension of 150sq.m to the south of the existing warehouse together with ancillary works including site landscaping and drainage.

Zoning

'EE' – "To provide for enterprise and employment related uses."

The site is located in close proximity to 'RES-N' zoning, immediately to the west.

SEA Monitoring

No overlaps indicated with the relevant layers.

Consultations Received

Environmental Services Department	Requests Additional Information.
Roads	No Objection.
Public Realm	No comments.

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External

Department of Defence

No objection, subject to conditions.

HSE Environmental Health Officer

No objection, subject to conditions.

Irish Water

Requests Additional Information

Observations/Representations/Submissions

None Received.

Planning History

SD17A/0451 - Warehouse extension of approximately 2,588sq.m to the south of the existing warehouse, a photovoltaic panel array (1,326sq.m) installed on the proposed warehouse extension roof, an extension to an existing dispatch area of 750sq.m to the north-west of the building and a single storey raised open deck (1,675sq.m) car-park structure over existing ground level car-park resulting in a cumulative loss on site of approx. 6 car spaces together with ancillary works including site landscaping and drainage.

Decision: **Grant** Permission subject to conditions.

SD14A/0050 - Extension to the existing front car park to provide an additional 84 spaces; it is also proposed to relocate and make alterations to the existing security fence and parking at the northeast corner of the site and to provide a smokers shed, and bicycle stand in this area.

Decision: **Grant** permission subject to conditions.

SD12A/0149 - 103sq.m cold store extension, 12m high, to existing low bay warehouse.

Decision: **Grant** permission subject to conditions.

SD03A/0882 - Amendments to plans and elevations of formerly approved Phase 2 offices and warehouse Reg. Ref. No. SD02A/0402 to include the following: (1) Revisions to the ground to third floor plans and elevations of the four storey office block and the addition of two basement areas for use as plant rooms, giving an overall increase of 304sq.m to the offices. (2) Revisions to the northern elevation treatment of the 15m high warehouse. (3) Revisions to the plant rooms in the southwest corner of the 15m high warehouse which include an additional plant room floor, giving an overall increase of 283sq.m in this area. (4) Revisions to floor plans and elevations of the warehouse offices and adjoining plant room block at the north east corner of the warehouse giving an overall increase of 102sq.m in area. (5) The addition of 2 no. 6.65m high enclosed canopies to the loading docks, each 195sq.m in area, at the rear of the warehouse, giving a total of 390sq.m. (6) The relocation of the sprinkler tank and addition of a 36sq.m pump house at the western end of the Phase 2 marshalling yard. (7) Revisions to carpark, marshalling yard layouts, gates and boundary fence and site works as a result of the proposed amendments and additions to the Phase 2 offices and warehouse. The overall area of the entire Phase 1, 2 and 3 developments will be 36,505.45sq.m which includes the 1115sq.m additional floor area in the revisions to Phase 2 offices and warehouse referred to above.

Decision: **Grant** permission subject to conditions.

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SD02A/0402 - Retention of existing 11.45m high 1707.31sq.m. two/three storey office block and 4.7m high single storey link building, 28sq.m extension to existing 8.3m high first floor warehouse plantroom and a 5.1m high 50sq.m waste dock annex and to construct a 16.7m high 4844sq.m four storey and 13.6m high 2807sq.m three storey office blocks and associated glazed link, a 15.07m high 18,994.61sq.m. high bay warehouse with internal mezzanine levels; 11.5m high ancillary three storey offices and plant rooms, pump house, sprinkler tank, marshalling yards, sunken docks, canopies complete with carparking, service roads, 1 additional vehicular access point, fencing, landscaping and other associated works to be carried out as part of the Phase 2 and 3 development at United Drug's premises. Phase 1 consisted of the constructed 11.45m high two/three storey office block, 4.7m high link and 11.74m high low bay warehouse, 8.3m high plantroom and 5.1m high waste dock and associated site works. Phase 2 to consist of the 16.7m high 4844sq.m four storey office block, 15.07m high bay warehouse with internal mezzanine levels, 11.5m high ancillary three storey offices and plant rooms, pump house, sprinkler tank, marshalling yards, sunken docks, canopies complete with carparking, service roads, 1 additional vehicular access point, fencing, landscaping and other associated works. Phase 3 to consist of the 2807sq.m three storey office block.

Decision: **Grant** permission subject to conditions.

S99A/0956 - Alterations to formerly approved plans Ref. Ref. S99A/0414 for distribution facility comprising warehouse, 3 storey offices and high bay warehouse complete with service yards, marshalling yards, sunken docks, fencing, landscaping etc. to be built in two phases. Phase 1 will now comprise 7,103sq.m warehouse and 2,140sq.m of offices and Phase 2 comprising 11,750sq.m of high bay warehouse and 2,340sq.m of offices at Fortunestown, Jobstown and Gibbons Townlands, Tallaght, Dublin 24.

Decision: **Grant** permission subject to conditions.

S99A/0414 - Construct a distribution facility comprising of a 7376sq.m warehouse with ancillary offices, sub-station, plant rooms, an 11,876sq.m high bay warehouse both with marshalling yards, sunken docks and canopies, a 4584sq.m three storey office block, all complete with carparking, 3 vehicular access points, fencing, landscaping and other associated works to be built in two phases. Phase 1 comprising 7376sq.m warehouse and 3106sq.m of offices and Phase 2 comprising 11,876sq.m high bay warehouse and 1478sq.m of offices.

Decision: **Grant** permission subject to conditions.

Planning Enforcement

None.

Pre-Planning Consultation

None recorded or indicated on the application form.

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

Chapter 4 Economic Development and Tourism

Policy ET1 Overarching

Policy ET3 Enterprise and Employment

Section 11.1.1 Land Uses

Section 11.1.1 (iv) Transitional Areas

Section 11.2.3 Environmental Hazard Management

Section 11.2.3 (ii) Noise

Section 11.4.1 Bicycle Parking Facilities

Section 11.4.2 Car Parking Standards

Section 11.8.2 Appropriate Assessment

Fortunestown Local Area Plan 2012

Relevant Government Policy

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

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

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

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

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Visual Impact
- Access, Transport and Parking
- Public Realm
- Drainage
- Aviation Safety
- Environmental Health
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

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Zoning and Council Policy

Under the South Dublin County Development Plan 2016 - 2022, the site is subject to zoning objective 'EE' – 'To provide for enterprise and employment related uses.' 'Industrial-General' is permitted in principle in 'EE' zoned areas.

The site is in a transitional area, being located adjacent to 'RES-N' zoned lands ("To provide for new residential communities in accordance with approved area plans."). As per section 11.1.1 (iv) of the South Dublin County Development Plan 2016 – 2022,

“Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use, scale, and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.”

The proposed use would be an extension to the existing use on site. In terms of scale, the proposed extension is a minor addition to the existing facilities. It is considered therefore that the established use on the site is acceptable.

Visual Impact

The proposed warehouse store would be approx. 150sqm in size and would have a height of about approx. 6.7m. It would be surrounded on all sides by the existing warehouse. The top 2.5 metres would be visible above the link building to the west, and this would be the only visual impact. This would not be injurious to surrounding sites, including residential sites. The development is acceptable.

Access, Transport and Parking

The Roads Department has stated no objection to the development and recommends no conditions.

Public Realm

The Public Realm Department has confirmed they have no comments to add.

Drainage

The Irish Water report seeks additional information in the form of clarification as to separation distance from nearest public watermain, or else a letter of feasibility from Irish Water. Water maps show a water main in the vicinity, though the accuracy of these maps is not ensured. The planning history shows that a number of conditions have been applied in the past to establish and/or agree the final drainage layout. On inspecting previous plans, no compliance submissions relating to these conditions can be found, or a map showing the location of the watermain in the locality.

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In relation to surface water drainage, the proposed extension would be built over an existing surface water drain. The architect's plan states that the pipe will be protected as per engineer's detail – however no such detail has been submitted with the application.

The Environmental Services Department has sought additional information, seeking a SUDs proposal for the development. There is a landscaped feature garden directly to the south of the proposed extension and it is considered appropriate that natural SUDs features (such as a rain garden) can be included there as part of the development.

It is considered appropriate to seek **additional information** in relation to the position of the watermain (to finally clarify this point), the measures to protect and/or divert the surface water pipe, and SUDs measures to ensure the new extension complies with the council's green infrastructure and flood protection policies adopted in 2016.

Aviation Safety

The Department of Defence has recommended two conditions in the event of a grant of permission, relating to the construction phase, as follows:

- Notify the department 30 days in advance of use of cranes
- Use adequate bird control measures on-site.
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These conditions are acceptable and appropriate.

Environmental Health

The HSE Environmental Health Officer has recommended conditions relating to noise control and air quality during the construction phase. These conditions are appropriate.

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

See below tables for screening for appropriate assessment.

Table 1: Description of the project and site characteristics

Planning File Reference	SD21A/0065
Brief description of the project	See description of development.
Brief description of site characteristics	See above description.
Application accompanied by a NIS Y/N	No.

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Table 2: Identification of European Sites which may be impacted by the project

European Site	List of Qualifying Interest/ Special Conservation Interest	Distance from proposed development (km)	Connections (Source-Pathway- Receptor)	Considered further in screening Y/N
Glenasmole Valley SAC	3 Qualifying Interests CO001209.pdf (npws.ie)	3.7	None.	No
Wicklow Mountains SAC	13 Qualifying Interests ConservationObjectives.rdl (npws.ie)	5.3	None.	No
Rye Water Valley / Carton SAC	3 qualifying interests.	8.4	None.	No
Red Bog, Kildare SAC	Transition mires [7140]	11.8	None.	No
Poulaphouca Reservoir SPA		11.8	None.	No.
Wicklow Mountains SPA	Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103]	>15	None.	No
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	14.3	Weak hydrological pathway via River Camac and discharges from Ringsend WWTP.	Yes
South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	14.3		Yes.
North Bull Island SPA	See applicants' report.	>15		Yes.

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Table 3: Assessment of Likely Significant Effects

Identify all potential direct and indirect impacts (alone or in combination) that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project:	
Likely Impacts	Possible Significance of Impacts (duration, magnitude etc.)
<p>Construction phase</p> <ul style="list-style-type: none"> • Uncontrolled releases of silt, sediments and/or other pollutants to air due to earthworks • Surface water run-off containing silt, sediments and/or other pollutants into nearby waterbodies. • Surface water run-off containing silt, sediments and/or other pollutants into the local groundwater. • Waste generation during the Construction Phase comprising soils, construction and demolition wastes. • Increased noise, dust and/or vibrations as a result of construction activity. • Increased dust and air emissions from construction traffic. • Increased lighting in the vicinity as a result of construction activity. 	None.
<p>Operational phase e.g. Surface water drainage from the site.</p>	None.
<p>Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</p>	
<p>Yes</p>	

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Table 4: Screening Determination Statement

Assessment of significance of effects:		
Describe how the proposed development (alone or in-combination) is/is <u>not likely</u> to have <u>significant</u> effects on European site(s) in view of its conservation objectives.		
Conclusion:		
	Indicate (X)	Recommendation
It is clear that there is no likelihood of significant effects on a European site	X	The proposal can be screened out. Appropriate assessment not required.
It is uncertain whether the proposal will have a significant effect on a European site		Request further information to complete screening Request NIS Refuse permission
Significant effects are likely		Request NIS Refuse permission
Completed by	SDCC Planning Department	
Date	15 th July 2022	

Other Considerations

Bonds & Contributions

Commercial Warehouse and office – total floor area: 150 sqm

SEA Monitoring

Development Type	Industrial/Commercial
Floor Area (Sq.m.)	150
Site Type	Brownfield / Urban Consolidation
Site Area (Ha.)	6.03

Conclusion

The proposed development is acceptable in principle; however, there are additional details required regarding the location of nearby Irish Water services; measures to protect the existing surface water drainage infrastructure, and SUDs measures.

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Recommendation

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

1. Irish Water.

The applicant is requested to either:

(i) Submit a drawing showing the distance of proposed development to the nearest public watermain;

OR

(ii) Submit a letter of confirmation of feasibility from Irish Water for the proposed development.

2. Surface Water Drainage.

(a) The applicant is requested to provide a section drawing or other details as necessary, to show how the existing SW pipe located under the proposed structure can be protected.

(b) The applicant is requested to:

(i) Submit revised plans and a report as necessary showing the SuDS proposed for the development. Show how SuDS will be used to attenuate surface water for proposed development. The applicant should consider natural SuDS features to direct and use rainwater in the adjoining landscaped garden. Examples of SuDS include and this is not an exhaustive list;

- Green Roofs

- Permeable Paving,

- Channell rills

- Tree pits

- Grasscrete

- Planter boxes and other such SuDS

Guidance on SuDS can be found on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)

(ii) Submit a report showing surface water attenuation calculations for the proposed development.

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REG. REF. SD22A/0149

**LOCATION: United Drug House, Magna Drive, Magna Business Park, Citywest Road,
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: 18/7/22

Eoin Burke
Eoin Burke, Senior Planner