

Planning Application Report

Permission for Development

at

14 Riverwalk, Block 2,
Citywest Business Campus,
Dublin 24

On behalf of



June 2022

Brock
McClure

Planning & Development Consultants

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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, Henley Bartra Emerald Ltd., 3rd Floor, Longphort House, Earlsfort Centre, Dublin 2, to submit this application for development at 14 Riverwalk, Block 2, Citywest Business Campus, Dublin 24.

The application consists solely of the addition of a canopy and extension of paving to the carpark elevation of Block 2 with an area of 2sq m reserved for signage and the relocation of 3 no. car parking spaces to allow for these amendments. No impact on height, shape and layout of the permitted development is envisaged with the proposed modifications.

The application comprises:

- Drawings by BKD Architects
- Planning Report by Brock McClure Consultants

This application report is intended to specify the rationale behind the current proposal; to identify compliance with relevant statutory documentation; and to provide a detailed description of the modifications for the benefit of the Planning Authority.





2 Compliance with Planning Regulations

We confirm that prior to lodging this planning application, all relevant drawings were screened by this office with reference to the *Planning & Development Regulations, 2001 - 2011* and are consistent with the spirit and intent of same.

In accordance with article 22(2)(a) of S. I. No. 685 of 2006 this planning application is accompanied by a copy of the newspaper notice and the site notice.

In accordance with article 22(2)(b) and (d) of S. I. No. 685 of 2006 this planning application is accompanied by 6no. copies of a location map of sufficient size, prepared by BKD Architects and clearly identifies, at a scale of 1:1000, the lands which are the subject of this application outlined in red.

In accordance with article 22(2)(b) of S. I. No. 685 of 2006 the approximate location of the 3 no. Site Notices erected are identified on the Site Location Map.

In accordance with article 22(2)(h) of S. I. No. 685 of 2006 the appropriate fee payable to the Planning Authority with respect to this planning application is calculated at the end of the cover letter.

In accordance with article 23(1)(a) of S. I. No. 685 of 2006 the lands which are the subject of this application are outlined in red on the enclosed Site Plans at 1:500 scale prepared by BKD Architects.

In accordance with article 23(1)(g) of S. I. No. 685 of 2006 all OS mapping is appropriately identified.

In accordance with article 23(1)(h) of S. I. No. 685 of 2006 the north point is indicated on all relevant maps and plans.





3 Site Location

The site subject to this planning application is located at 14 Riverwalk, Block 2, Citywest Business Campus, Dublin 24. The immediate surrounding area is defined by office and commercial developments and residential developments are located further south east of the site. The site is strategically located with excellent access to the wider road network surrounding Dublin, particularly the N7 is located further north of the subject site providing links to the M50 road network. The Red LUAS line runs to the south of the site with a LUAS stop located approx. 400m (5-min walk) from the subject site.

The site itself is 0.245 ha in size and is located to the west of Block 2 and contains surface car parking and landscaped areas previously permitted under Reg. Ref. S00A/0046. The extent of the subject site boundary is shown in the figure below.

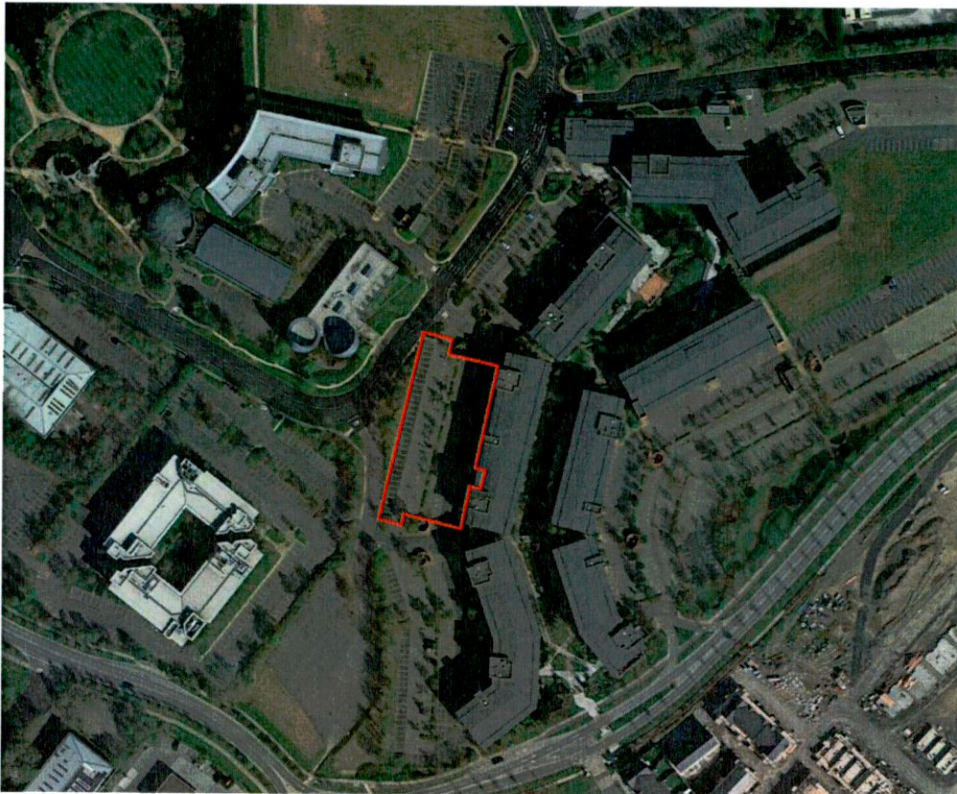


Figure 1 – Aerial Map with subject site outlined in Red



4 Planning History

There is an extensive planning history relating to the subject site and lands within the clients landholding. The following section outlines the planning history as it relates to the site subject to this application.

Reg. Ref. S00A/0046 Permission was **GRANTED** for a Business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks of 27230 metres squared gross floor area in total, ranging from 375 metres squared to 4175 metres squared, a two storey restaurant of 300 metres squared floor area, adjacent to Block C, a two storey mixed use block with 375 metres squared of office accommodation at first floor level and 375 metres squared of retail element at ground floor level. The proposed development also includes the provision of car parks, footpaths and car park roadways, building floodlighting, sub-stations, site and perimeter landscaping, site infra-structural works including a surface water attenuation system and all associated site development and service provision works, also a section of the proposed Lake Drive Road carriage to the north east of the subject site. In addition outline permission is sought for a two-storey creche building, a single storey shop building and a bar, a restaurant feature building in the centre of the site, all on a 6.15 hectare (15.20 acre) site.

Reg. Ref. S00A/0313 Permission was **GRANTED** for amendments to the existing permission Reg. Ref. S00A/0046, granted for the construction of a business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks, a two storey restaurant and a two storey mixed use block with office and retail accommodation and including associated infrastructural works and in addition, Outline permission for a two storey creche building, single storey shop building and a bar and restaurant feature building. Permission sought to increase the overall height of the three storey Block 4 building by the addition of one extra floor thus increasing the overall height by 3825mm and increasing the floor area of Block 4 by 1448m² from 4344m² to 5792m² elevational alterations and provision of 60 no. car parking spaces.

Reg. Ref. S00A/0902 Permission was **GRANTED** for specific use for 'technical, financial and sales support services unit for International Trading Companies' in respect of blocks 2, 8 & 9 and specific use for 'software development, technical, financial and sales support services unit for International Trading Companies' in respect of Block 1, each of Block 1, 2, 8 & 9 forming part of a Business Park development. Planning Permission for which has been granted under Reg. Ref. S00A/0046.

Reg. Ref. S01A/0692 Retention permission was **GRANTED** for a satellite dish and television aerial erected on the roof.

5 Subject Proposal

The subject proposal seeks permission for amendments to the carpark elevation of 14 Riverwalk, Block 2, Citywest Business Campus as follows:

- Provision of a single storey canopy with metal fascia and column to the carpark elevation of Block 2 at the south office entrance;
- Extension of existing paved area (57 sqm) at south office entrance;
- The proposed canopy will accommodate an area of 2 sqm for signage to the front and side elevation of the canopy and;
- Relocation of 3 no. car parking spaces.

The proposed canopy structure measures 27sq m with a maximum height of 5.3m and is proposed to be located in the carpark (east) elevation of Block 2 at the south office entrance. The canopy will accommodate an area of 57 sqm of extended paving. The structure will comprise of metal fascia and column.

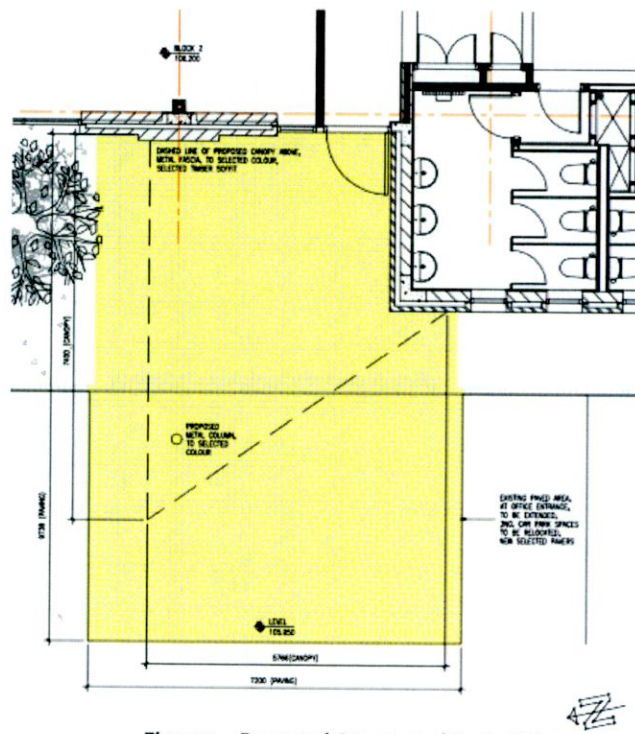


Figure 2 – Proposed Canopy and Paving Plan

The canopy will accommodate an area of 2sq m for signage to the front and side elevation of the canopy.

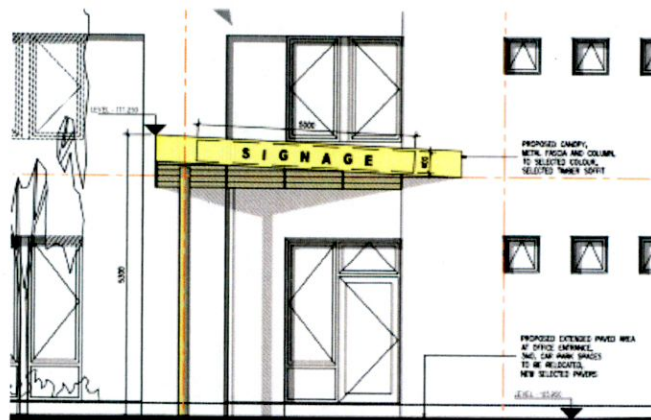


Figure 3 – Proposed Canopy Front Elevation



3 no. car parking spaces are proposed to be relocated to allow for the canopy and extended paving area. The figure below illustrates the new location proposed for the 3 no. car parking spaces.

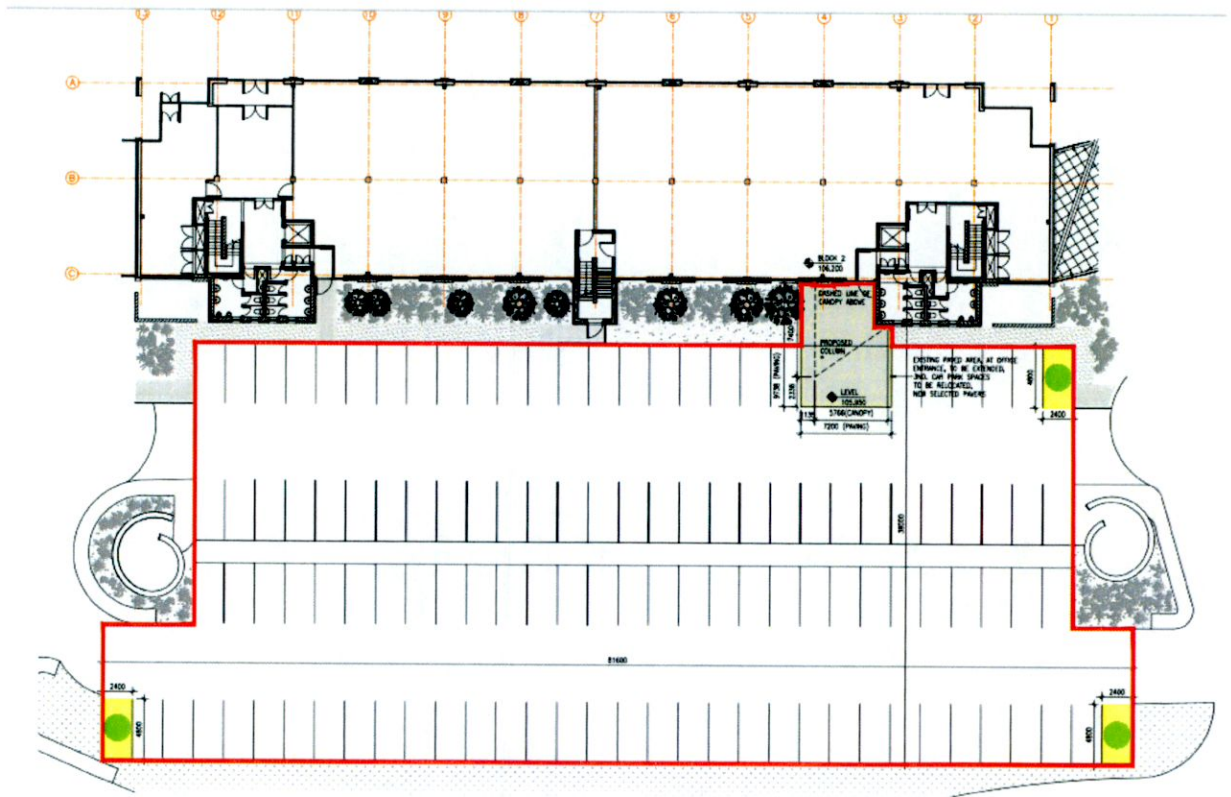


Figure 4 – Site Layout Plan

We refer the Planning Authority to the attached plans and design statement prepared by BKD Architects that illustrate the proposed alterations in full.



6 South Dublin County Development Plan 2016-2022

The subject site is zoned 'EE – Enterprise & Employment' with a zoning objective "to provide for enterprise and employment related uses."

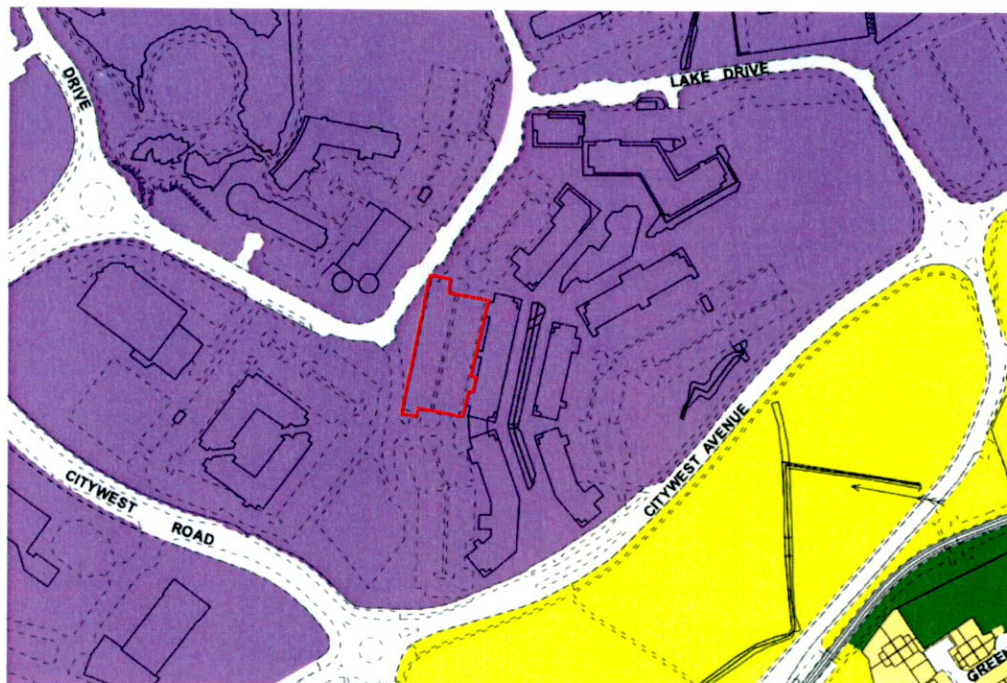


Figure 5 – Zoning Map Extract with subject site outlined in Red

The uses permitted in principle under this zoning objective are:

"Abattoir; advertisements and advertising structures; boarding kennels; enterprise centre; fuel depot; heavy vehicle park; home based economic activities; industry – general; industry – light; industry – special; office – based industry; office less than 100sq m; open space; petrol station; public services; recycling facility; refuse transfer station; science and technology based enterprises; scrap yard; service garage; shop – local; transport depot; traveller accommodation; warehousing; wholesale outlet."

6.1 Key Principles for Development within Enterprise and Employment Zones

The following are the key principles for development within Enterprise and Employment Zones that relate to the subject proposal:

- The layout and design of buildings maximise frontages onto the public realm and enclose private external spaces and storage areas behind them.
- Signage should be simple in design and designed to integrate with architectural feature and/or the landscape setting.

6.2 Signage

Section 11.2.8 of the Development Plan sets out the following in relation to signage and/or advertising structures:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevations. Outdoor advertising structures (on buildings or standalone) will be assessed having regard to the South Dublin Council Outdoor Advertising Strategy, 2019.
- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.



- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.
- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.
- Any sign, advertising structure or associated structure should not create an obstruction to pedestrian or cyclist movement to create a traffic hazard.
- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

The design and materials proposed for the canopy and area reserved for signage has had full consideration to the above objectives set out by South Dublin County Council. The proposal is sensitive to the established surrounding area and integrates well to the scale of the building. It is noted that the proposed structure does not interfere with vehicular or pedestrian access points.

6.3 Car Parking

There are no changes to the amount of car parking space provision.

3 no. car parking spaces are proposed to be relocated to allow for the proposal of the canopy at the office entrance of Block 2.

It is submitted that the proposal is in full accordance with the policies and objectives of the South Dublin County Development Plan 2016-2022.





7 Screening for Appropriate Assessment

This report contains information required for the competent authority (i.e. South Dublin County Council) and assesses the potential for the proposed development to impact on Natura 2000 sites. We submit this information in line with the requirements of Article 6(3) of the EU Habitats Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2010 and the European Communities (Birds and Natural Habitats) Regulation 2011 (SI No. 477/2011).

Article 6(3) states:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives”.

7.1 Brief Description of Natura 2000 Sites

Application Site

We can confirm that there are no ‘Natura 2000’ sites (SACs, SPAs NHAs) within the boundary of the subject site nor are there any ‘Natura 2000’ sites directly abutting the site or within the immediate context of the site.

Surrounding Area

There is 1 no. Natura 2000 site with a portion of its area within 10km of the subject site in Riverwalk, Citywest Business Park.

The site is the Glenasmole Valley SAC (001209) designated under the Habitats Directive.

7.2 Assessment of Potential Impact of Development

The planning application seeks to provide minor exterior alterations to Block 2, Riverwalk, Citywest Business Campus, Dublin 24.

Due to the nature of the development (amendments to a permitted office block) and its location in a built up urban area, well removed from any Natura 2000 sites, there will be no adverse environmental impacts from the proposal on the any of the sites. Thus, it is considered that no Appropriate Assessment is required for this proposal.





8 Conclusion

We note that permission is now sought for development at 14 Riverwalk, Block 2, Citywest Business Campus, Dublin 24. Having considered the above details, we submit that the proposal now before the Planning Authority will make a positive contribution and addition to the existing office development with no undue impacts on the operations of the surrounding developments.

It is considered that the proposed development is in accordance with the land use zoning objectives of the South Dublin County Development Plan and the general policy on enterprise and employment activities.

We trust that the above details will provide the Planning Authority with sufficient information to understand the amendments we are now seeking permission for.

