

Comhairle Chontae Atha Cliath Theas

PR/0965/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0229 **Application Date:** 18-Aug-2021
Submission Type: Clarification of Additional Information **Registration Date:** 23-Jun-2022

Correspondence Name and Address: RDF Architects & Planning Ltd. Unit 19, Charleville Town Centre, Charleville, Co. Cork

Proposed Development: Retention for 2 bay portal frame, additional floor area to existing industrial unit. Permission for roofing of 2 bay portal frame structure; extension to existing industrial unit; construction of a concrete resurfaced area in main yard; minor internal layout and elevational revisions to existing industrial unit and all associated site works including underground surface water attenuation and related utilities and works.

Location: Heiton Steel, Ashfield, Naas Road, Clondalkin, Dublin

Applicant Name: Chadwicks Group

Application Type: Permission and Retention

(SW)

Description of Site and Surroundings:

Site Area : Stated as 0.858ha

Site Description :

The site is a steel distributor located off the Naas Road. The area to which the application relates, is located to the rear of the overall site, adjacent to the crematorium/burial ground at Newlands. Industrial development lies to the north/west. The Luas Depot lies beyond the open space to the east. A tree belt lies between the site and the adjacent burial ground. The application site is generally flat, consisting of hardstanding areas and is industrial in nature, with areas of open storage.

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Proposal:

Retention Permission is sought for:

- Retention for **2 bay portal frames (bounding an area measuring 377.5sq.m), additional floor area (153sq.m)** to existing industrial unit.

Planning Permission is sought for:

- Permission for roofing of 2 bay portal frame structure (**covering an area measuring 377.5sq.m**);
- **extension** to existing industrial unit (716sq.m);
- construction of a **concrete resurfaced area** in main yard;
- minor **internal layout and elevational** revisions to existing industrial unit
 - Including – additional shutter door on north elevation (removal of existing door and window); additional window adjacent to main door on north elevation; additional window on west elevation (as a result of relocated office & w/c). Addition of an office (10.44sq.m) and w/c; and
- **underground surface water attenuation**
- all associated site works and related utilities and works.

Zoning:

The site is predominantly designated 'EE' – to provide for employment and enterprise related uses.

A small portion on the southeast boundary of the site is designated 'OS' to preserve and provide for open space and recreational amenities. This element of the site is also indicated as being a burial ground on the County Development Plan Maps

The Site is located within the Department of Defence Conical Surface.

SEA Sensitivity Screening:

Indicates no overlap.

Consultations:

<i>Water Services:</i>	Request additional information.
<i>Water Pollution:</i>	No report received at time of writing.
<i>Roads:</i>	Request additional information.
<i>Heritage Officer:</i>	No report received at time of writing.
<i>Parks:</i>	No report received at time of writing.
<i>Forward Planning:</i>	No report received at time of writing.
<i>EHO:</i>	No objections, subject to conditions.
<i>Irish Water:</i>	No objections, subject to conditions.

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III: Recommend **Refusal**.
Fire Officer: No report received at time of writing.

Submissions/Observations /Representations

None received.

Relevant Planning History

Application Site:

SD14A/0245 Part use of the existing maintenance building and yard for the storage, assembly and engraving of monuments; minor alterations to the existing maintenance building and yard including a new door and window in the north elevation; the creation of an administration office for the cemetery and ancillary uses, associated internal alterations, retention of flat roof over part of building and retention of palisade fencing and gate adjacent to the building; the relocation of the approved and existing monument display area from its current location adjacent to the administration building, to a location beside the existing maintenance building and yard; the conversion of part of the administration building from the permitted office and retail use to chapel use; the provision of a car park containing 105 spaces to the west of the access road, in the location where a car park was previously approved under Reg. Ref. S98A/0406; retention of the existing stone sign and gate pier adjacent to the main entrance to the cemetery. **Permission and Retention Granted** (only overlaps a small element of the site)

SD02A/0510 Two single storey storage units, sewerage treatment installation and percolation area serving the proposed two units and an existing adjoining industrial unit. **Permission Granted** (only overlaps a small element of site)

S00A/0379 Provide new single storey industrial unit providing 1466sq.m. floor space including office and toilet, and new external gantry crane. **Permission Granted**

Wider Heiton Steel Site:

S99A/0831 Demolition of existing entrance porch and the erection of a two storey office extension and new single storey office entrance lobby providing a total additional gross floor area of 345 sq.m., together with associated site works and car parking. **Permission Granted**

Adjacent Sites:

SD18A/0064 The provision of a new left in left out junction on the N7 for the Red Cow Luas Park and Ride (with provision of extension of cycle and pedestrian facilities)' revised 'gateway' access (and provision internal access points to adjoining lands); and the closure of the existing left in left out junction serving the Luas Park and ride on the N7; Construction of new internal access roads and roundabout (with shared cyclist and pedestrian access) M C. 447m in length, to tie into existing roundabout on the L1019 to serve the Luas 'Park and Ride'. Proposed new

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extended merge lane of c.254m (to relevant standards), including extension to segregation island along southern side of N7 Naas Road; Provision of new relocated bus stop; Revised access arrangement to Gas Networks Ireland installation (to be accessible at all times during construction and operational phases); All associated and ancillary works, including demolition of former SDS warehouse building of C.9,060sq.m site development works, landscaping, lighting and drainage/attenuation works (including attenuation basin and surface water to lands located in adjacent Newlands Cross Cemetery on lands located to the east of Red Cow Luas Park & Ride Depot adjacent to the L1019, to the south of the N7 Naas Road, within the townlands of Bushelloaf, Ballymount Great and Redcow, Newlands Cross, Dublin 22
Permission Granted SDCC; Permission Refused ABP

SD05A/0769 Construction of a new Tram Workshop Extension (approx. 880sq.m.) to the existing Red Cow Luas Depot... **Permission Granted**

SD03A/0418 Alterations to north (N7 facing) elevation... **Permission Granted**

SD03A/0418 Alterations to North (N7 facing) elevation... **Permission Granted**

S00A/0291 A new galvanised plastic coated steel fence, replacing the existing fence...
Permission Granted

S99A/0894 New crematorium. **Permission Granted**

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan (2010-2016)

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

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Policy ET3 Enterprise and Employment (EE)

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.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

7.8.1 Casement Aerodrome

Policy IE8 Casement Aerodrome

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

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Section 11.2.5 Enterprise and Employment Areas

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

National Roads Guidelines, Spatial Planning and National Roads Guidelines (Jan 2012)

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

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

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)

Assessment

The main issues for assessment are:

- Zoning and council policy,
- visual impact,
- residential amenity,
- access and parking,
- landscaping,
- services and drainage,
- aviation,
- appropriate assessment

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- environmental impact assessment.

Zoning and Council Policy

The site is located in an area zoned EE – Industry-General, Industry-Light, Industry-Special are 'permitted in principle' within the zoning matrix. The proposed extension (both new and for retention) to the existing industrial unit, as well as the other supporting works, are therefore considered acceptable in principle.

A small office (significantly less than 100sq.m) would be created as part of the proposal. Offices of less than 100sq.m are permitted in principle.

No development would take place in lands zoned 'OS'.

Design Statement

Section 11.2.1 Design Statements of the CDP requires developments over 1,000sq.m to be accompanied by a Design Statement consisting of a site analysis, a concept plan and/or masterplan, a statement based on the design criteria listed in Section 11.2.0 and/or tables 11.17 and 11.18 and a statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

The proposal is split into a number of elements. The applicant states on their application form that the following floor area would be created:

- Proposed – 716sq.m
- Retention 530.5sq.m

This would be over 1,000sq.m. However, the area to be retained consists of the following:

- Extension to building – 153sq.m
- Structure to be roofed 377.5sq.m

It is apparent that 869sq.m of floorspace may be created, as it seems the applicant has included area to be covered in the floorspace calculations. If this area is covered, rather than created, and no change of use has taken place then it would not count towards the created floorspace. The applicant is requested to clarify this via **additional information**. Should the total floorspace be greater than 1,000sq.m, then a design statement should be provided in accordance with CDP policy. **ADDITIONAL INFORMATION.**

Visual Impact

The application site (redline) is located to the rear of the wider Heiton Steel site. It is therefore not visible from the N7, or the security gate at the entrance to the Heiton Steel site. It is visible within the site, which is of the same character as the proposal. There is open space situated to the south and east (crematorium/graveyard). It is noted that there is an existing tree belt,

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however, some of the buildings appear taller than these trees and it is considered that the views from this location would be the most sensitive.

There is an existing building to the rear. This is the building to which the following elements of the proposal apply:

- Retention for 2 bay portal frames, (north east elevation) – no apparent increase in floor area.
- Retention of additional floor area, (southwest elevation) - – increase of 10.44% on the unit (not including other units or areas of hardstanding within the site, areas for retention or other units / areas within the wider Heiton Steel site)
- New 2 bay portal frame structure; (southwest elevation) – no apparent increase in floor area.
- Further extension to existing industrial unit (southwest elevation) – increase of 48.84% on the unit (not including other units or areas of hardstanding within the site, areas for retention or other units / areas within the wider Heiton Steel site)

Generally, the above features would have the same visual impacts, as they extend an existing industrial building, to the north and south and would be the same height and constructed from the same materials as the existing buildings. The design of the proposed retention and proposed extensions is, therefore, in keeping with the existing building. Notwithstanding this, there are concerns regarding the visual impact on the adjacent open space. It would appear that there is a mature tree belt screening the site from this area, however, the applicant has provided no landscaping plan or photomontage which confirms this.

There are also minor internal layout and elevational revisions to existing industrial unit proposed. The internal layout changes would not have a visual impact (it is apparent that an office (10.44sq.m) and a toilet would be created). An additional loading bay and window would be created on the north elevation (taken to be northwest). This is internal to the site and would not have a significant impact on visual amenity.

The construction of a concrete resurfaced area (area not provided) in main yard appears to be re-surfacing, rather than creating a new hardsurfaced area – the existing layout describes this as ‘proposed concrete resurfaced area’ and the proposed layout also has the same description. It is not apparent that the applicant has provided any details in terms of existing materials. It is noted that a section has been provided (included on the existing layout page). It is not stated whether this is existing or proposed. Details of existing and proposed levels are required for the planning authority to assess the proposal. Visually hardstanding areas can have a negative impact on adjacent open spaces. It would appear that this site is well screened, however, it is noted that the applicant has not provided any details of this within the documentation. Details

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provided also indicated that tanks would be provided within this area. The applicant is requested to provide full details of any such tanks, including size and use.

Additional information is requested to address the above.

The associated site works including underground surface water attenuation and related utilities and works would not have a visual impact.

Residential Amenity

The EHO has provided the following comment on the application:

“The subject application seeks to further expand on the existing steel manufacturing business. The main considerations by Environmental Health relate to potential noise disturbance. However, a site review found there are no nearby residential receivers. The Environmental Health Department are not aware of there being any complaints associated with this site”.

There are no objections, subject to conditions.

Access and Parking

Roads has stated: *“Submitted proposal for retention and extension will increase a covered ground floor area to approximately 1246.5 sqm.*

Access to this site is via a private roadway which is also used by Harbour International Freight Limited, Morgan's Timber, Churchtown Steel Engineering Limited and JMC.

The private road junction with the Naas Road (3 lane dual carriageway national primary route N7) is left in/left out only which necessitates the use of Newlands Cross and the M50 roundabout for turning movements. Roads are opposed to the generation of further traffic turning movements on this section of the Naas Road on grounds of traffic hazard and the creation of traffic congestion at the Newlands Cross/M50 intersections. Both of these junctions are already operating near capacity.

Although this proposal is for a retention and extension of a large building it is not clear if significant traffic will be generated. TII has also provided comments, as follows:

“The Authority has examined the above application and considers that it is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network for the following reason(s):

- Official policy in relation to development involving access to national roads and development along such roads is set out in the DoECLG Spatial Planning and National Roads Guidelines

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for Planning Authorities (January 2012). Section 2.5 of the Guidelines states that the policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kph apply. The proposal, if approved, would result in the intensification of an existing direct access to a national road contrary to official policy in relation to control of frontage development on national roads”.

It is noted that TII has recommended refusal for the overall development. The proposal is split into a number of elements. The applicant states on their application form that the following floor area would be created:

- Proposed – 716sq.m
- Retention 530.5sq.m

It is apparent from the floorplans submitted that there are 2 areas to be retained:

- Extension to building – 153sq.m
- Structure to be roofed 377.5sq.m

It is also noted that the hardstanding under the structure to be roofed may have been granted planning permission under S00A/0379. In order to address the impacts on roads, the applicant is requested to clarify the following:

- Any changes in use of the **land proposed to be covered** (377.5sq.m), i.e. what is its current legal use and what is the proposed use. The applicant is requested to detail if operations on this part of the site have changed/will change as a result of the structure to be retained and the proposed roofing.
- The use of the **extension to be retained** (153sq.m area). The applicant is requested to indicate how this area is utilised and how operations at the site have changed as a result of this proposal. This should include trip generation at present and pre-retention levels.
- The use of the **proposed new extension** (716sq.m). The applicant is requested to indicate how this area will be utilised and how operations at the site will change as a result of this proposal. This should include trip generation at present and pre-retention levels.

The applicant should note that the Authority has significant concerns regarding the impact of the development on the N7, as raised by TII. Should any element of the proposal be deemed to creating additional traffic, then planning permission would be unfavourably assessed.

Additional information is requested to address the above.

Additional Roads and Traffic Issues Car Parking: *The submitted drawings do not contain sufficient information at the proposed development of existing and proposed vehicular parking spaces including EVs and disable parking.*

The minimum SDCC car parking provision requirements are in table 11.23 of the County Development Plan. Based on these guidelines the minimum spaces required in zone 1 is 1 per 100sqm GFA.

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Bicycle Provision: *The applicant has not submitted sufficient information for the provision of bicycle parking spaces at the proposed development. External bicycle parking spaces shall be covered. Please refer to "Table 11.22: Minimum Bicycle Parking Rates"– SDCC County Development Plan 2016-2022".*

Additional information has been requested regarding:

- Numbers of extra H.G.V. movements that will be generated by this proposal.
- Whether shot blasting is already carried out on site.
- existing and proposed car parking spaces.
- Details of car parking provision
- Details of bicycle parking

Landscaping and Green Infrastructure

The Parks and Public Realm Section has stated no comments on the proposal.

The Planning Authority note that it is not apparent that the approved landscaping would be significantly impacted by the proposed alterations. However, the applicant has not set out any details or confirmed that adequate screening is in place as part of the application. The Planning Authority note that there is an existing tree belt, which may protect the views from the adjacent open space/graveyard. However, the applicant has not demonstrated that this would adequately screen the views to the proposed development from the adjacent designated areas.

The Planning Authority also has concerns regarding the lack of SuDS provision. This is detailed below under services and drainage.

The proposed development of a significantly large site, with sizeable structures and substantial roof coverage, resurfacing and hard engineering solutions to manage surface water drainage, all in close proximity to open space and at a location with minimal green infrastructure, where no green infrastructural elements are proposed, the applicant should be requested to submit:

1. Increased measures to mitigate the immense impact of the proposed development on the area and the environment such as green walls, green roofs, planted swales amongst other Green Infrastructure items.
2. Proposals to augment linkages between the open space and new ecological areas proposed within the site (open attenuation areas and other planted areas), as well as augmenting links through the site to connect to other ecological corridors. These items would help to strengthen the viability of green pathways through the county and creating wider ecological corridors and linkages; would contribute to a healthier environment for workers on the site as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets.

To lessen the impact of this disturbance the applicant should submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should

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include the greening of all infrastructural elements of the design. This is in the interests of climate change and adaptation, which the Council must address.

Additional information is requested to address the above.

Services and Drainage

Water Services has requested **additional information**, as the surface water attenuation proposed is significantly undersized. Details of surface water discharge points are also requested. SuDS are also requested. No objections are raised in terms of flood risk.

The Planning Authority note that underground attenuation is proposed, in accordance with Paragraph 11.6.1(iii) of the County Development Plan "*In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort.*"

Policy IE2 Surface Water & Groundwater, objective 5 is "To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks".

In light of Paragraph 11.6.1(iii), the applicant is requested to detail their approach to surface water drainage in terms of feasibility. It should be noted that underground attenuation is generally only permitted where SuDS is not feasible. The applicant should demonstrate why SUDS and natural solutions are not feasible. Where they are feasible these should be incorporated within the overall design.

Additional information is requested to address the above.

ENERGY

Policy E3 Energy Performance in Existing Buildings states "*It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings*". E3 Objective 1 is "*To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines*".

E7 Objective 1 is "*To encourage and support the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies*".

The applicant is requested to set out how energy has been addressed in the proposal via **additional information**

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Aviation

The site is to the east of Casement Military Aerodrome. The area is designated as being within a 'conical surface'. Paragraph 11.6.6(ii) defines this as "*a large rising 'rim' area just outside the Inner Horizontal Surface and extending at a slope to the height of the outer horizontal surface*".

Paragraph 11.6.6(iii) states "*Generally, development will be acceptable in this zone provided the development is under the height restriction of 45 metres above the elevation datum of the Aerodrome (86.6m OD). The applicant shall be required to detail the OD height of the proposed development, in the context of the relevant Aerodrome.*"

The applicant has detailed that the FFL is approximately 69mOD and the building is approximately 10m at its highest point and would be in line with the existing buildings. The proposal would therefore not have an impact on the operations at Casement.

Appropriate Assessment

The applicant has submitted an appropriate assessment screening report, prepared by Dixon Brosnan. The report concludes that the proposed development, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site and Stage 2 assessment is therefore not required.

Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Screening for Environmental Impact Assessment

Having regard to the 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.

Other Considerations

Development Contributions

Industrial extension:

Retention 153sq.m

New extension 715sq.m

Covered area 377.5sq.m

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SEA Monitoring Information

- *Building Use Type Proposed*- industrial
- *Floor Area (sq. m.)*- 1245.5
- *Land Type*- Brownfield
- *Site Area (Ha.)*- Stated as 0.858ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the established character of the area and the nature, the scale of the proposed development, it is considered that it is acceptable in principle, however **additional information** is required in relation to a number of issue to ensure the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. Policy in relation to development involving access to national roads and development along such roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012). Section 2.5 of the Guidelines states that the policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kph apply. In light of this guidance, the applicant is requested to clarify the following:
 - Any changes in use of the land proposed to be covered (377.5sq.m), i.e., what is its current legal use and what is the proposed use. The applicant is requested to detail if operations on this part of the site have changed/will change as a result of the structure to be retained and the proposed roofing. Details of existing and proposed traffic movements for this element of the proposal should be set out.
 - The use of the extension to be retained (153sq.m area). The applicant is requested to indicate how this area is utilised and how operations at the site have changed as a result of this proposal. This should include trip generation at present and pre-retention levels.
 - The use of the proposed new extension (716 sq.m). The applicant is requested to indicate how this area will be utilised and how operations at the site will change as a result of this proposal. This should include existing and proposed traffic levels.

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2. The applicant is requested to provide details for the screening for the proposed structures/structures for retention, including the extended industrial unit and concrete resurfaced area. Details of any existing or proposed landscaping should be provided. This should include landscape plans and/or photographs of screening.
3. The applicant is requested to provide the following information:
 - (a) Numbers of extra H.G.V. movements that will be generated by this proposal.
 - (b) Whether shot blasting is already carried out on site.
 - (c) a revised layout on a scale of not less than 1:100 showing existing and proposed car parking spaces for the proposed retention and extension at the proposed development including 5% of vehicular parking provision for mobility impaired users, and 10% vehicular parking provision equipped with electrical charging points. (i) The minimum SDCC car parking provision requirements are in table 11.23 of the County Development Plan. Based on these guidelines the minimum spaces required in zone 1 is 1 per 100sqm GFA.
 - (d) a revised layout on a scale of not less than 1:100 showing the bicycle parking for the proposed retention and development within the development. (i) External bicycle parking spaces shall be covered. Please refer to 'Table 11.22: Minimum Bicycle Parking Rates'- SDCC County Development Plan 2016-2022.
4. Section 11.2.1 Design Statements of the CDP requires developments over 1,000sq.m to be accompanied by a Design Statement consisting of a site analysis, a concept plan and/or masterplan, a statement based on the design criteria listed in Section 11.2.0 and/or tables 11.17 and 11.18 and a statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

The proposal is split into a number of elements. The applicant states on their application form that the following floor area would be created:

 - Proposed - 716sq.m
 - Retention 530.5sq.m

The applicant is requested to clarify the level of floorspace created by the proposal. Should the total floorspace be greater than 1,000sq.m, then a design statement should be provided in accordance with CDP policy.
5. The applicant is requested to provide the following details in relation to the concrete resurfaced area:
 - details of the current area and whether or not it is currently a concrete yard;
 - details of existing and proposed levels, including cross sectional drawings clearly identifying the existing and proposed levels and the development (proposed and to be retained) within context;
 - details of any tanks, including size and use.

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6. The proposed development of a significantly large site, with sizeable structures and substantial roof coverage, resurfacing and hard engineering solutions to manage surface water drainage, all in close proximity to open space and at a location with minimal green infrastructure, where no green infrastructural elements are proposed, the applicant is requested to submit:
 - (1) Increased measures to mitigate the immense impact of the proposed development on the area and the environment such as green walls, green roofs, planted swales amongst other Green Infrastructure items.
 - (2) Proposals to augment linkages between the open space and new ecological areas proposed within the site (open attenuation areas and other planted areas), as well as augmenting links through the site to connect to other ecological corridors. These items would help to strengthen the viability of green pathways through the county and creating wider ecological corridors and linkages; would contribute to a healthier environment for workers on the site as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets.To lessen the impact of this disturbance the applicant is requested to submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should include the greening of all infrastructural elements of the design.

7.
 - (a) The surface water attenuation of 119m³ for 1 in 100 year storm event is undersized by approximately 360% and for 1:30 year storm undersized by 340%. The applicant is requested to submit a report to show surface water attenuation calculations that include the site area, area of different surface types in m² such as buildings, roads, pathways, permeable paving green grass and their respective run off coefficients. Include the SAAR value and site specific rainfall levels. The applicant should contact water services prior to submitting report to discuss surface water attenuation calculations.
 - (b) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS to consider include, green roofs, permeable paving tree pits and other such SuDS.
 - (c) In accordance with Paragraph 11.6.1(iii) of the County Development Plan, 'In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs. In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as

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a last resort'. The applicant is requested to omit the proposed attenuation tank and provide sufficient SUDS, unless it can be demonstrated that SUDS are not feasible.

8. The applicant is requested to demonstrate how the potential to use renewable energy has been addressed in the proposal.

Additional Information

Additional Information was requested on 12th October 2021.

Additional Information was received on 28th January 2022.

On 15th February 2022, the Applicant provided a revised Site Notice and Newspaper Notice in relation to the Significant Additional Information received.

Submissions/Observations

Final date for submissions/observations - 28th February 2022.

None received.

Assessment

The following Additional Information was received from the Applicant on 28th January 2022:

- Cover Letter dated 18th January 2022 prepared by RDF Architects & Planning Limited.
- Drawing No. 21-037-P-110 Issue 3 - Site Layout Plan and Section A-A prepared by RDF Architects & Planning Limited.
- Drawing No. 21-037-P-121 Issue 3 - Proposed Site Layout Plan prepared by RDF Architects & Planning Limited.
- Drawing No. 21-037-P-010 - Site Survey prepared by RDF Architects & Planning Limited.
- Drawing No. 21-037-P-200 Issue 2 - Existing and Proposed Floor Plans prepared by RDF Architects & Planning Limited.
- Drawing No. 21194-150 Rev. 4 - Proposed Drainage Layout prepared by DRA Consulting Engineers.
- Drainage Design Report dated 21st July 2021 prepared by DRA Consulting Engineers.
- All Ireland Pollinator Plan prepared by the National Biodiversity Data Centre.
- Revised Site and Newspaper Notices dated 15th February 2022.

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The Additional Information provided by the Applicant will be assessed below in the context of the 8 items of Additional Information requested by the Planning Authority on 12th October 2021:

Additional Information Item No. 1

The Roads Department has assessed the Additional Information provided by the Applicant. The Report of the Roads Department noted the following:

The applicant has stated that there will be an increase in traffic from the development, although comparatively small. The TII has stated in their response to the development that:

“The proposal, if approved, would result in the intensification of an existing direct access to a national road contrary to official policy in relation to control of frontage development on national roads.”

Therefore, the Roads Department is not satisfied with the submission and recommend refusal’.

The Planning Authority acknowledges the concerns raised by both TII and the Roads Department. However, it is noted that although the Applicant has stated there comparatively small increase in traffic, the actual trip generation resulting from the proposed development has not been demonstrated. In this regard, the Planning Authority considers that the Applicant should be afforded one final opportunity to address the concerns of both TII and the Roads Department. This can be addressed by way of CLARIFICATION OF ADDITIONAL INFORMATION.

Additional Information Item No. 2

The Parks and Public Realm Section has provided a Report assessing the information provided by the Applicant. The Report indicates the following CLARIFICATION OF ADDITIONAL INFORMATION is required:

- A detailed Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Tree Protection Plan is required to include boundary vegetation within falling distance of the site. This shall be carried out by an independent, qualified Arborist undertaken in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The tree report shall include all of the following:

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- i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged, and shown on a scaled drawing of a topographical survey of the site
 - i) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
 - ii) Arboricultural Impact Assessment: a thorough, detailed, and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
 - iii) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate.
 - iv) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
 - v) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing.
 - vi) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
 - vii) Pre Development Photo's: The applicant shall submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.
 - viii) Arborist's name, arboricultural qualifications, and contact details.
 - ix) Date that the survey was carried out (surveys > 12 months are unacceptable).
- The applicant should be requested to submit:

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- (i) A revised cross-sectional detail of the proposed swale showing gradient of side slopes, to be a maximum gradient of 1 in 3.
- (ii) Detailed drawing showing the side inlet to the proposed swale showing erosion protection.

Additional Information Item No. 3

The Roads Department has assessed the documents provided by the Applicant in response to Additional Information Item No. 3. The Report of the Roads Department states the following:

'The applicant has stated that no additional staff will be required at the development, however SDCC's county development plan is governed on Ground Floor Area and any increase requires based on these guidelines the minimum spaces required in zone 1 is 1 per 100sqm GFA. Therefore, Clarification of information is required'.

Having regard to the above and the content of Tables 11.22 and 11.23 of the County Development Plan, the Applicant should be requested to provide CLARIFICATION OF ADDITIONAL INFORMATION.

Additional Information Item No. 4

The Applicant has indicated that the total combined area of floor space is 869sq.m, with a proposed extension of 716sq.m and 153sq.m of existing building being retained.

Having regard to the nature and extent of the proposal, the Planning Authority accepts that a Design Statement is not required for the proposed development. It is considered that Additional Information Item No. 4 has been satisfactorily addressed.

Additional Information Item No. 5

The Site Survey drawing and Drainage Design Report prepared by RDF Architects & Planning Limited and the Drainage Design Report prepared by prepared by DRA Consulting Engineers detail the extent of the existing yard and details of the levels. It is noted that no tanks are proposed on site.

The Planning Authority considers that Additional Information Item No. 5 has been satisfactorily addressed.

Additional Information Item No. 6

The Planning Authority welcomes the inclusion of green infrastructure to mitigate the impact of the proposed development, including a proposed swale, permeable paving and a commitment to landscaping for pollination. However, as noted by the Parks Department a concern arises regarding the potential for the propose swale to impact on the roots of existing trees. In this

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regard, the provision of an Arboricultural Impact Assessment would facilitate a complete assessment of the proposed development. This can be provided by way of CLARIFICATION OF ADDITIONAL INFORMATION.

Additional Information Item No. 7

The Drainage and Water Services Department have reviewed the Applicant's response to Additional Information Item No. 7 and have indicated no objection to the proposed development, subject to conditions.

The Planning Authority considers that Additional Information Item No. 7 has been satisfactorily addressed.

Additional Information Item No. 8

In response to Additional Information Item No. 8, the Applicant states the following in their Cover Letter dated 18th January 2022:

'As the proposal is for an extension to an existing shot blasting steel storage shed where floor space only is being provided the proposed upgraded shot blasting machine will have a more efficient energy consumption to the older model being upgraded. There will be no increase in energy consumption as a result of this.'

The Planning Authority welcomes that there will be no increase in energy consumption as a result of the proposed development.

The Applicant also states in their Cover Letter that:

'The Applicant is also considering the upgrade of an existing roof on the main Heaton Steel Building on site, as part of this, is looking at the potential implementation of solar electric panels on same.'

Subject to a detailed assessment of their potential impact on adjacent properties, the Planning Authority would be generally supportive of the retrofitting of renewable energy infrastructure, in line with Policy ET3 Objective 7 of the Development Plan.

It is considered that Additional Information Item No. 8 has been satisfactorily addressed.

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Conclusion

Whilst the Applicant has addressed some of the Additional Information items, a number of the items have not been addressed satisfactorily. In this regard CLARIFICATION OF ADDITIONAL INFORMATION is required.

Recommendation

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

1. The Applicant is requested to submit a detailed Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Tree Protection Plan to include boundary vegetation within falling distance of the site. The Assessment shall demonstrate that the proposed swale will not adversely impact the roots of existing trees and shall include the following:
 - (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e., within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
 - (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
 - (iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
 - (iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate
 - (v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
 - (vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and

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- materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
- (vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
 - (viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
 - (ix) Pre-Development Photo's: The applicant is requested to submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.
 - (x) Arborist's name, arboricultural qualifications and contact details. (xi) Date that the survey was carried out (surveys > 12 months are unacceptable).
1. The applicant is requested to provide a Traffic Impact Assessment demonstrating the trip generation resulting from the proposed development and the resultant impact on the adjacent road network.
 2. The applicant is requested to demonstrate that the proposed development complies with the minimum SDCC car and cycle parking provision requirements set out in Tables 11.22 and 11.23 of the South Dublin County Development Plan 2016-2022.

Clarification of Additional Information

Clarification of Additional Information was requested on 14th March 2022.

A request for an extension to the response timeframe was received on 28th March 2022.

By order dated 29th March 2022 under Article 33(3) of the Planning and Development Regulations 2001 (as amended) the Applicant was granted a time extension to respond to the request for Clarification of Additional Information up to and including 20th July 2022.

Additional Information was received on 23rd June 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.

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Assessment

The following Clarification of Additional Information was received from the Applicant on 23rd June 2022:

- Cover Letter prepared by RDF Architects and Planning Limited dated 18th May 2022.
- Tree Survey and Arboricultural Assessment prepared by Mark Donnelly dated May 2022.
- Traffic and Transportation Assessment prepared by MHL & Associates Limited Consulting Engineers dated May 2022.
- Drawing No. 21-037-P-110 – Site Layout Plan & Section A-A prepared by RDF Architects and Planning Limited.
- Drawing No. 21-037-P-120 – Proposed Site Layout Plan prepared by RDF Architects and Planning Limited.

The Additional Information provided by the Applicant will be assessed below in the context of the 3 No. items of Clarification of Additional Information requested by the Planning Authority on 14th March 2022:

Clarification of Additional Information Item No. 1

The Parks and Public Realm Department have assessed the Tree Survey and Arboricultural Assessment prepared by Mark Donnelly. The Report of the Parks and Public Realm Department states that:

'Public Realm are concerned about the impact of the proposals on the trees along the boundary with the adjacent cemetery. There are proposals to remove a substantial quantity of trees. Public Realm are not in favour of the removal of trees outside the red line application boundary'.

The Planning Authority do not consider the removal of trees outside of the red line boundary to be acceptable.

It is noted that the Arborist states that the swale will have a minor impact on existing trees. However, no planting is proposed to the swale.

Having regard to the Arboricultural Assessment and the report of the Parks and Public Realm Department, it is considered that Clarification of Additional Information Item No. 1 has not been satisfactorily addressed.

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Clarification of Additional Information Item No. 2

The Roads Department have assessed the Traffic Impact Assessment prepared by MHL Engineers, with their Report noting the following:

'The applicant has submitted a traffic impact assessment, that concludes the development will have a minor impact on the junction. However, the TII have reiterated that there must be no increase in the traffic volumes to this junction. Considering the applicant has conducted analysis suggesting a 10% increase in the traffic the roads department recommend refusal.'

In a letter dated 29th June 2022, Transport Infrastructure Ireland reiterated their position in relation to the proposed development as outlined in the original submission dated 13th September 2021. The original submission from TII recommended that permission be REFUSED for the proposed development as, if approved, the proposed would result in the intensification of an existing direct access to a national road contrary to official policy in relation to control of frontage development on national roads.

Having regard to the content of the Traffic Impact Assessment, the Report of the Roads Department and the correspondence from Transport Infrastructure Ireland, it is considered that permission should be REFUSED for the proposed development.

Clarification of Additional Information Item No. 3

The Roads Department have assessed the Applicant's Response to Clarification of Additional Information Item No. 3 and indicated that they are satisfied with the response.

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2016-2022, the Additional Information and Clarification of Additional Information provided by the Applicant, the proposal to remove trees which are outside the red line boundary of the Application and the intensification of an existing direct access onto a national road resulting from the proposed development, it is considered that permission should be refused.

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Recommendation

I recommend that a decision to Refuse Permission & Refuse Retention be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. Having regard to the intensification of an existing access which would result from the proposed development, it is considered that the proposed development either by itself or by the precedent which a grant of permission for it would set, would adversely effect the operation and safety of the national road network. The proposed development would therefore be contrary to Section 2.5 of the Spatial Planning and National Roads Guidelines (2012) which seeks to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limited greater than 60kph apply. The proposal, if approved, would result in the intensification of an existing direct access to a national road which would be contrary to official policy in relation to control of frontage development on national roads and, therefore, would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would require the removal of approximately 33 No. trees which are in either Good or Fair condition, some of which are outside the redline boundary of the subject site. The Planning Authority consider that the proposed tree removal would have a significant impact on the Arboreal footprint of the subject site and adjacent lands. The development would therefore be contrary to the policies and objectives of the South Dublin County Development Plan 2016-2022, including Section 8.1.0 relating to the Green Infrastructure Network specifically G2 Objective 1, G2 Objective 2, G2 Objective 9 and G2 Objective 13 and Section 8.5.0 G6 Objective 1, Section 9.3.4 HCL15 Objective 3 and Living with Trees - Tree Management Policy 2015-2020. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

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REG. REF. SD21A/0229

LOCATION: Heiton Steel, Ashfield, Naas Road, Clondalkin, Dublin

Colm Harte

Colm Harte

Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission & Refuse Retention for the above proposal for the reasons set out above is hereby made.

Date:

27/7/22



Eoin Burke, Senior Planner