

# Comhairle Chontae Atha Cliath Theas

**PR/0984/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0268      **Application Date:** 09-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 09-Jun-2022

**Correspondence Name and Address:** Paul O'Loughlin & Associates 4-5, Burton Hall Road, Sandyford, Dublin 18

**Proposed Development:** Extension to the front and side of the existing storage warehouse building (314.00sqm) with ancillary office space and new exterior illuminated signage to front and side and ancillary site works.

**Location:** 17, Hibernian Estate, Tallaght, Dubin 24, D24 K163

**Applicant Name:** Jude O'Meara & Gerard O'Farrell, Galluswood Limited

**Application Type:** Permission

(CS)

### **Description of Site and Surroundings:**

Site Area: 0.442 Ha (as indicated in drawings)

#### Site Description:

The subject site is located on the southern side of an unnamed service road (not taken in charge) within the Hibernian Industrial Estate. The service road runs perpendicular to Greenhills Road in Tallaght. The site contains a single storey warehouse. The surrounding uses in the immediate vicinity are characterised as industrial in nature and the area is zoned under Objective EE to provide for enterprise and employment related uses. It is noted that the immediately adjoining three storey commercial development to the west of the subject site is zoned Objective 'REGEN' which seeks '*To facilitate enterprise and/or residential-led regeneration*'. The units within this three storey commercial development include Pizza Hut, Tanning Shop, Mazda car showroom and bridal ware shop. It is noted that a HSE Primary Healthcare Centre and Harvey Norman Flagship store are located immediately on the opposite side of Greenhills Road.

### **Proposal:**

The proposed development consists of the following:

- Extension to the front and side of the existing storage warehouse building measuring c.314sqm with ancillary office space.
- New exterior illuminated signage to front and side.
- 10 no. PV solar panels to proposed side (east) roof (not stated in public notices).
- Proposed works measure 314sq.m.

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### Consultations:

*Roads Department* – **Additional Information** recommended.

*Surface Water Drainage* – No objection, subject to **conditions**.

*Irish Water* – No objection.

*Parks Department* – No observations or comments to make following review.

*Environmental Health Officer* – no further observations to make.

### *SEA Sensitivity Screening*

No overlap identified with relevant environmental layers.

### Submissions/Observations /Representations:

None.

### Relevant Planning History:

**SD04A/0642:** The development consists of the change of use of part of the existing ground floor office accommodation and secondary stores measuring approx. 80 m<sup>2</sup> associated with the existing industrial warehouse building to form a retail unit related to the operation of the storage facility within the warehouse.

Decision: **GRANT PERMISSION.**

**SD04A/0529:** Alterations to an existing industrial warehouse which is to include: new Brise Soleil Louvres measuring a total of 33sq.m to existing windows to north facade; two no. new canopies measuring a total of 59sq.m over two no. existing loading bays to east facade and associated rain water drainage; two no. new canopies over existing side door to warehouse and existing office entrance to north facade measuring a total of 7sq.m; new programmable electronic signage and new internally illuminated signage as well as single non-illuminated sign measuring a total of 22sq.m to north facade to incorporate single tube feature neon light to north facade; three no. alternative fabric banners measuring a total of 11sq.m suspended from three no. new flag poles; four no. new mounting posts with CCTV cameras; new perimeter fence to be built over existing walls to west, north and east boundaries to incorporate: new car entrance to north boundary with associated new access ramp measuring 48sq.m. with associated new sliding gate, two no. new sliding gates to two no. existing entrances to east boundary, new hinged access gate to replace existing pedestrian access gate to west boundary and removal of existing pallisade fence between west facade and west boundary.

Decision: **GRANT PERMISSION.**

### *Adjacent sites*

**SD07A/0622/EP:** Greenhills Retail Park, Greenhills Road, Tallaght, Dublin 24.

11,649sq.m. own-door office space including lobbies, circulation and service areas and a 52sq.m. retail cafe kiosk in a two block development, one block of 4 storeys plus setback two-storey penthouse and one block of 3 storeys plus setback single storey penthouse, both blocks

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incorporating rooftop plant rooms and enclosures, 215 basement car parking spaces in a shared two-storey naturally ventilated basement incorporating mechanical plant and storage rooms, covered bicycle storage enclosure incorporating shower and toilet facilities, site hard and soft landscape works, street furniture and lighting, new access junction off Greenhills Road and internal access roads, set-down and ramps, two ESB sub-stations and switch room, waste management rooms and service yard, signage and associated site works.

Decision: **GRANT EXTENSION OF DURATION OF PERMISSION.**

**SD08A/0851:** Greenhills Retail Park, Greenhills Road, Tallaght, Dublin 24.

Amendments to previously granted planning permission Register Reference no. SD07A/0622, An Bord Pleanála Reference No. PL06S.226188 comprising of new access junction off Greenhills Road with left-turn and right-turn access in and left-turn only access out, extended cycle-lane associated new kerbing, tactile paving, road markings, cycle-lane markings, contrasted surfacing, pedestrian guardrailling, road signage, relocation of one street lamp, access roadway and associated landscaping and site works.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History:**

None recorded for subject site.

### **Pre-Planning Consultation:**

None recorded.

### **Relevant Policy in South Dublin County Council Development Plan (2022-2028):**

*Section 2.6.8 Employment Lands*

*Section 9.0.4 Overarching Policy*

*Policy EDE1: Overarching*

*Section 12.7.4 Car Parking Standards*

*Section 12.7.5 Car Parking/Charging for Electric Vehicles (EVs)*

*Table 12.25: Maximum Parking Rates (Non-Residential)*

*Section 7.5.3 Design of Cycle Facilities*

*Section 7.10 Car Parking*

*Policy SM7: Car Parking and EV Charging*

*Section 7.5.3 Design of Cycle Facilities*

*Section 11.1 Water Supply and Wastewater*

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*Policy IE2: Water Supply and Wastewater*

*Section 11.2 Surface Water and Groundwater*

*Policy IE3: Surface Water and Groundwater*

*Section 11.3 Flood Risk Management*

*Policy IE4: Flood Risk*

*Section 11.7 Environmental Quality: Air, Noise and Light*

*Policy IE8: Environmental Quality*

*Section 12.3.3 Environmental Impact Assessment*

*Section 12.3.1 Appropriate Assessment*

*Section 12.5.2 Design Considerations and Statements*

*Section 12.5.7 Signage – Advertising, Corporate and Public Information*

*Table 3.19 Signage*

*Section 12.7.1 Bicycle Parking/Storage Requirements*

*Table 12.23: Minimum Bicycle Parking/Storage Requirements*

### **Relevant Government Guidelines:**

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

*Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly*, Eastern and Midland Regional Assembly, (2019).

*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).

### **Assessment:**

The main issues for assessment are compliance with:

- Zoning and Council policy,
- Visual Impact,
- Access and Parking,
- Services and Drainage,

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- Environmental Health,
- Signage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

### ***Zoning and Council Policy***

The site is located in an area zoned Objective 'EE' – 'to provide for enterprise and employment related uses'. The land use zoning matrix for objective 'EE' lists warehousing and office-based industry as 'permitted in principle'. Offices of 100sq.m.–1000sq.m. are 'open for consideration'. The principle of the proposal is generally considered to be acceptable, subject to visual impact, access and parking and services and drainage which will be assessed below.

### ***Visual Impact***

The double height warehouse building measuring c.1975sq.m. is an existing industrial warehouse commercial unit adjacent to similar type units.

The front element of the extension proposes to use a mixture of materials. One side of the proposed front elevation will be glazed with framed opaque glazing and the other side will be finished with pressed metal horizontal cladding panels. The side elevation (east) of the extension proposes to use the same material finishes. It is considered that the proposed materials would integrate well and complement the character of the area and will also complement the character of the adjacent development to the west of the subject site which is zoned 'REGEN'.

The proposed front (north elevation) and side (east elevation) extension and ancillary office space is considered to be acceptable and is not considered to have any significant adverse visual impact.

Overall, it is considered that the development fits in with the character of the area and will not adversely impact on the visual amenities of the area.

### ***Access and Parking***

The file was referred to the Roads Section and a report was received recommending **Additional Information** be requested.

*An extract taken from the Roads report states the following:*

*Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

*Description:*

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*Extension to the Northern and Eastern sides of the existing storage warehouse building along with alterations to existing parking area and access point.*

### *Access:*

*The submitted Site Layout Plan indicates that the main vehicular entrance to the north is to be permanently closed off as an access point. If this is the case, the applicant should install bollards and double yellow lines to ensure on-street parking does not occur in the resulting space which would obstruct footpath users.*

### *Car Parking:*

*The submitted Site Layout Plan shows a reconfiguration and reduction in car parking spaces from 35 No. to 30 No. This reduced number is considered acceptable by the Roads Department.*

*SDCC requires 5% of car parking spaces to be allocated for mobility impaired parking. The applicant should designate 2 No. mobility impaired car parking spaces.*

*The proposed extension results in a reduced reversing area for vehicles. It is unclear from the provided drawing what distance is behind each parking space. The applicant should provide a revised drawing showing a minimum reversing distance of 6m for all car parking spaces to allow for safe access and egress.*

### *Bike Parking:*

*SDCC Development Plan sets a Minimum Bicycle Parking Rate (Table 11.22) for warehousing at 1 per 200m<sup>2</sup>. The applicant should provide a minimum of 12 No. bicycle parking spaces in the interest of sustainable transport.*

### *Swept Path Analysis:*

*The proposed warehouse extension and reconfiguration of car parking spaces results in a much reduced turning area around the site. The applicant should submit a swept path analysis demonstrating that fire tenders and large refuse vehicles can access/egress the entire site.*

*Roads recommend that **additional information** be requested from the applicant:*

- 1. The applicant is requested to submit a revised layout not less than 1:200 scale showing:
  - a. the provision of bollards and double yellow lines in the closed northern access point to prevent vehicles parking.*
  - b. the provision of 2 No. mobility impaired car parking spaces.*
  - c. a minimum reversing distance of 6m for all car parking spaces.*
  - d. The provision of a minimum of 12 No. bicycle parking spaces in the interest of sustainable transport.**
- 2. The applicant is requested to submit a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the entire site.*

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Based on the recommendations set out in the Roads report it is considered appropriate to request the above **additional information**. It is noted that the car parking arrangement on the northern extent of the subject site will see the main changes to the layout of car parking spaces. Currently there are 18 no. car parking spaces located perpendicular to the north elevation of the industrial warehouse unit. The application proposes to change this arrangement so that the majority of car parking spaces will now be located parallel to the north elevation of the industrial warehouse unit. In this section of the site the no. of car parking spaces will be reduced from 18 to 12 no. car parking spaces with the proposal.

It is noted that the Roads Department have assessed this application using the 2016-2022 Development Plan, however the current SDCC Development Plan 2022-2028 shall apply in this instance. With the current Development Plan applied there will be no changes in terms of minimum bicycle parking rates and maximum parking rates. As this is an extension to an existing warehouse there is no requirement for Electric Vehicle Charging points.

It is also noted that the proposal includes for 2 no. illuminated sign boards they could potentially create glint and glare and result in driver distraction. Concerns raised regarding signage are discussed further in the signage section of this planning report.

### *Services and Drainage*

Surface Water Drainage have issued a report recommending no objections subject to **conditions**. Irish Water have recommended no objection and have not recommended any **conditions** to be attached in the event of a grant. In the event of a grant it is considered appropriate that standard water and drainage conditions be attached. An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report:*            *No Objection:*

*Flood Risk : No objection subject:*

*The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.*

*All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>*

*Water Report: Referred to IW*

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*Foul Drainage Report: Referred to IW*

It is considered appropriate to attach the above **conditions** in the event of a grant of permission.

### ***Environmental Health Officer***

A report was received from the EHO recommending no further observations. An extract taken from the EHO report states the following:

*Development Summary: The development proposes the extending of the floor area of the existing Elephant Storage premises in Hibernian Industrial Estate. The use of this storage premises is well established and the extension does not represent a major change to the function of the building. There are no domestic residence/sensitive receptors close to the development site.*

*Decision:*

*We have no further observations to make on the application submitted.*

The above report is noted.

### ***Signage***

The applicant states in the public notices that the proposal seeks permission for 'new exterior illuminated signage to front and side'.

2 no. large signs are proposed. 1 no. sign will be located to the front (north elevation) and 1 no. sign will be located to the side (east elevation). Each sign will be rectangular in shape and will be surface mounted to the proposed glazing. Each sign measures a height of 4.35m and will span a width of c.5.0m. There are no further details provided as to how the signs will be illuminated. The applicant has also not provided details of the height of the lettering proposed for the signage. It is considered that the applicant be requested to clarify these issues by way of **additional information**.

The applicant should clearly demonstrate how proposed signage complies with Section 12.5.7 Signage – Advertising, Corporate and Public Information and Table 3.19 Signage of the SDCC Development Plan 2022-2028.

### ***Solar Panels***

Although not advertised in the public notices there are 10 no. PV Solar panels proposed on the roof of the eastern side of the proposed extension. The area the PV Solar panels will occupy will be c.36sq.m. with a 5KW output producing 4250KW/Hr/Annum. The solar panels will be located below the parapet upstand and therefore will not have any adverse visual impact



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The proposed development consists of the installation of roof mounted solar photovoltaic (PV) panels system covering an area of 36sqm. Information submitted by the agent confirms the output of the proposed installation will be:

- Power: 5kW=0.005MW

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'.

### ***Screening for Appropriate Assessment (AA)***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### ***Screening for Environmental Impact Assessment (EIAR)***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Other Considerations**

#### ***Development Contributions***

- Extension to the front and side of the existing storage warehouse building measuring c.314sqm with ancillary office space.
- 10 no. PV solar panels measuring 36sq.m..
- Assessable area is 314sq.m

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'.

Therefore, the proposed solar panels are exempt from development contributions.

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SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Warehousing & Office Use	314
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Enterprise and Employment	0.442 Ha

### **Conclusion**

Request Additional Information for the following items:

- Roads requirements
- Appropriate Signage Details

### **Recommendation**

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

1. The applicant is requested to submit planning drawings clearly demonstrating how proposed signage complies with Section 12.5.7 – Signage - Advertising, Corporate and Public Information and Table 3.19 Signage of the SDCC Development Plan 2022-2028. The applicant states in the public notices that the proposal seeks permission for 'new exterior illuminated signage to front and side'. 2 no. large signs are proposed. 1 no. sign will be located to the front (north elevation) and 1 no. sign will be located to the side (east elevation). Each sign will be rectangular in shape and will be surface mounted to the proposed glazing. Each sign measures a height of 4.35m and will span a width of c.5.0m. There are no further details provided as to how the signs will be illuminated and the specific type of signage that is proposed. The applicant has also not provided details of the height of the lettering proposed for the signage.
2. (1). The applicant is requested to submit a revised layout not less than 1:200 scale showing:
  - a. the provision of bollards and double yellow lines in the closed northern access point to prevent vehicles parking.
  - b. the provision of 2 No. mobility impaired car parking spaces.
  - c. a minimum reversing distance of 6m for all car parking spaces.
  - d. The provision of a minimum of 12 No. bicycle parking spaces in the interest of sustainable transport and to comply with the SDCC Development Plan 2022-2028 Table 12.23: Minimum Bicycle Parking/Storage Rates.(2). The applicant is requested to submit a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the entire site.


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**REG. REF. SD22A/0268**

**LOCATION: 17, Hibernian Estate, Tallaght, Dubin 24, D24 K163**

  
\_\_\_\_\_  
**Colm Maguire,**  
**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:**

3/8/22

  
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**Eoin Burke, Senior Planner**