

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0275 **Application Date:** 16-Jun-2022
Submission Type: New Application **Registration Date:** 16-Jun-2022

Correspondence Name and Address: Armstrong Planning Limited 12, Clarinda Park
North, Dún Laoghaire, Co. Dublin, A96V6F9

Proposed Development: Retention of 2 single storey extensions to the
industrial use at Plant Area 2 including a 124sqm
extension with a sliding door entrance and a sloping
lean to roof to the east and a 34sqm extension with a
rolling shutter and a sloping lean to roof at the south
west; and all associated site works.

Location: Galco House, Ballymount Road, Walkinstown,
Dublin 12

Applicant Name: Galco Steel Limited

Application Type: Retention

(EW)

Description of Site and Surroundings:

Site visit : 04/08/2022

Site Area : Stated as 3.642 Hectares

Site Description :

The subject site is an industrial facility located at the intersection of Ballymount Road Lower and Ballymount Avenue. The red line boundary of the subject application is for the entire site and is accessed from Ballymount Road Lower. The site is bounded by a block work wall around the northern boundary and inside the site boundary is subdivided from the east side to the western side of the site with a partial steel fence. The overall landholding is occupied by a number of large industrial buildings, and the current application relates to retention of 2 single story extensions of an existing industrial building (Plant Area 2) based nearer the southeast boundary of the site.

Proposal:

Proposal relates to the Retention for:

- 2 single storey extensions to the industrial use at Plant Area 2 including a 124sqm extension with a sliding door entrance and a sloping lean to roof to the east and a 34sqm

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

extension with a rolling shutter and a sloping lean to roof at the south west: and all associated site works.

Zoning

The site is subject to zoning objective 'EE' – To provide for enterprise and employment related uses'.

The site is located within the scope of a 'Transitional Area' of Delivery Team (City Edge)- where significant development (within SDCC and Dublin City jurisdiction).

Consultations:

Surface Water –	No objections.
Irish Water –	No comments at time of report.
Roads Department -	No objections.
TII –	No comments at time of report.

Delivery Team (City Edge) -

- As noted from previous report SD21A/0347 (Western side of site) No objection in principle, however, the site is located within the scope of a 'Transitional Area' of Delivery Team (City Edge)- where significant development (within SDCC and Dublin City jurisdiction) is envisaged.

Screening for Strategic Environmental Assessment

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations

None received.

Relevant Planning History

SD21A/0347 - **Permission Granted** for Construction of a single storey extension (980sq.m) to paint workshop with canopy; two access doors with roller shutters and all associated site development works.

SD19A/0384 - Galco House, Ballymount Road, Walkinstown, Dublin 12. **Permission Granted** for Proposal relates to:

- (i) Alterations to existing roofs to include increasing roof height of one bay to match adjoining bay;
- (i) new wall & roof cladding including louvred ventilation panels and translucent panels over existing cladding and to altered areas of buildings and extensions;
- (ii) provision of new roller-shutter doors to three existing opes and three new opes;

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

- (iii) demolition of three ancillary structures attached to the north side of the building and provision of four new single storey pitched roof structures attached to the north side of the building;
- (iv) demolition of some existing wall and roof structures to the eastern end of the building, and the provision of new walls & roofs to form new areas of the high-bay plant/fabricating area with raised roof on parapet levels;
- (v) demolition of a detached single storey plant building on the north-west of the site and storage buildings on the east of the site and construction of 3 new single storey detached plant and storage buildings;
- (vi) provision of new signage to the west facing elevation of the building at high level; all other associated siteworks & services to facilitate the development.

1. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority, the following modifications to the development:

- (a) proposals for replacement/revised boundary treatment to the north of the site, on Ballymount Road Lower;
 - (b) plans showing the provision of 3 mobility impaired vehicle parking spaces;
 - (c) plans for the provision of 6 vehicular spaces with facilities for electric vehicle charging.
- REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

SD07A/0363 – Change of use from redundant residential caretakers' apartment at ground floor to offices; internal alterations to existing offices at ground floor; new single storey prefabricated 36sq.m canteen structure linked to existing offices at rear and new extended porch at ground floor with extended first floor balcony and signage.

SD05A/0175 – Demolition of existing lean-to; and extension of existing three storey office and fabrication shop, extension of car parking and all associated site works. South Dublin County Council granted permission with final grant dated 15th June 2005.

S00A/0840 - Additional first and second floor office accommodation, minor alterations and additional car parking to previously approved galvanising plant (reg. ref. S00A/0057, which application included an E.I.S). South Dublin County Council granted permission with final grant dated 26th March 2001.

S00A/0057- Partial demolition of existing lean-to-shed and construction of a new Metal Fabrication Shop with ancillary offices, floor area 1222sq.m, additions and alterations to existing Metal Fabrication Shop to house Acid Pickling and Galvanising Plant, floor area 1421sq.m, change of land use from agricultural to industrial to provide for trailer parking bays and for the

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

re-location of fuel tank, dispensing pump and interceptor trap and new vehicular entrance from Ballymount Avenue to car parking enclosure (revised plans). South Dublin County Council granted permission with final grant dated 31st August 2000.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None

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

Policy EDE1: Overarching

Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth.

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy GII: Overarching

Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.

9.0.4 Overarching Policy

Policy EDE1: Overarching Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth

EDE1 Objective 1: To enable a strong, inclusive and resilient economy, supported by enterprise, innovation and skills through the creation of places that can foster enterprise and innovation and attract investment and talent, consistent with National Strategic Outcomes 4, 5 and 6 of the NPF.

EDE1 Objective 2: To develop and support the Dublin Metropolitan Area Strategic Plan (MASP) through growth in the identified strategic development and employment areas of South Dublin County, as part of the growth of the Dublin Region to a sufficient scale and quality to

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

compete internationally and to be drivers of national and regional growth, investment, and prosperity consistent with NSO 5 of the NPF.

EDE1 Objective 3: *To ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate a range of enterprise and employment development types and to promote compact growth by strengthening the integration between employment, housing and transportation.*

EDE1 Objective 4: *To support the implementation of the RSES Economic Strategy to create economic opportunity to diversify local and rural economies and create quality jobs, to achieve a sustainable, competitive, inclusive, and resilient region, through the promotion of; à Smart Specialisation for industry, enterprise agencies, Higher Institutes of Education, communities, and stakeholders; à Clustering: Create, maintain, or upgrade economic strongholds in a favourable business ecosystem; à Orderly Growth reflecting the identified strategic employment locations within the County; à A broad, resilient, economic base.*

9.2 South Dublin County Employment Themes

Economic policy in this Development Plan reflects the overarching themes of climate change and placemaking and integrates National and Regional direction into policy at a county level. This is supported in the following four economic policy areas for the Plan:

- 1. Green and Innovative Economy;*
- 2. Urban Growth, Regeneration and Placemaking;*
- 3. Building on Clusters; and*
- 4. A Learning Economy*

Policy IE1: *Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.*

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

13.7.2 Enterprise and Employment Areas: Key Principles for Development within Enterprise and Employment Zones

Access and Movement

- Major links to and through a site are provided as identified within the County Development Plan or relevant Local Area Plan, Masterplan and/or as determined by a site analysis process and/ consultation with the planning authority.
- The street network is easy to navigate with a clear hierarchy of streets identifying the function of each street.
- Individual streets are designed in accordance with the requirements of the (DMURS) Design Manual for Urban Roads and Streets.
- Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking may be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street.
- The design and layout of new business parks shall promote walking, cycling and the use of public transport, including adequate provision of cycle and pedestrian linkages.

Open Space and Landscape

- Provision of a detailed landscape plan showing site appropriate open space which may include a hierarchy of spaces suited to a variety of functions and activities. The landscape plan will also incorporate GI elements (see GI below).
- Important nature features of the site such as trees, hedgerows and watercourses are retained, integrated within the landscape plan and reinforced with the planting of native species.
- Natural buffer zones and defensive planting are used to define private space and the use of fencing to the front of buildings minimised. Where fences interface with the public domain they should be of a high quality and incorporate elements of landscaping (for screening).
- Development within business parks shall maintain and promote a parkland-like setting with high quality landscaping.

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

Green Infrastructure

- Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.

Relevant Government Policy

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

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

Section 5 – Dublin Metropolitan Area Strategic Plan, in *Regional, Spatial and Economic Strategy 2019 – 2031*.

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

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

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

Assessment

The main issues for assessment are:

- Zoning and Council policy,
- Visual Impact and Signage,
- Parking and Access,
- City Edge
- Water Services,
- Environmental Impact Assessment,
- Appropriate Assessment.

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The site is located in an area zoned Objective EE which is 'to provide for enterprise and employment-related uses'. The proposed development for retention is an extension to an existing use on the site and as such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan 2022-2028, the principle of the proposed development is acceptable at this location.

Visual Impact

The retention proposal includes adding an eastern (side) extension to the existing circa 1,524.6 sq.m warehouse structure that projects 10.3m from the current side building line (in an easterly direction) and is 124sq.m in size. The ridge level of the pitched roof is below the height of the existing building (68m) at 6.2m. The materials match the materials of the existing structure both in style and form. One roller shutter door is proposed for the north elevation to match the style of the existing building. The extension for retentions is in use as storage; a **note** shall attach where industrial effluent is produced or stored; a licence may be required under the provisions of the Waste Management Act.

The proposal for retention also includes a minor addition to the southwestern (rear) extension to the existing circa 1,524.6 sq.m warehouse structure that projects 6.4m from the current rear building line (in a southerly direction) and is 34sq.m in size. The ridge level of the pitched roof is below the height of the existing building (68m) at 6.3m. The materials match the materials of the existing structure both in style and form. One roller shutter door is proposed for the southern elevation to match the style of the existing building. The extension for retentions is in use as a recycling smelter.

Regarding the adjacent buildings, the nature of uses in proximity to the site is considered that ample distance surrounds the area to accommodate both extensions to this warehouse. The warehouse structure is recessed back circa 36m from the southern boundary and 56m from the eastern boundary. Regarding the scale and design of the proposal, it is deemed that the two single structures for retention would be similar to the prevalent type and style of development in the area. The extension to the existing warehouse use is in keeping with the area's character and will not adversely impact the visual amenities of the surrounding area and is therefore deemed acceptable. It is also recommended that a condition be imposed that ensure no there are no negative impacts in terms of fumes or odour emissions as a result of the subject development.

Parking and Access

The Roads Department have noted no objections to the development for retention.

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

Access & Roads Layout:

Existing access provided from main gate and roads layout remains unaltered.

Delivery Team (City Edge)

A report was not received for the subject application; the proposal is within the redline boundary of the previous application. However, as noted from the last report SD21A/0347 regarding the western side of the site. No objection in principle, the site is located within the scope of a 'Transitional Area' of Delivery Team (City Edge)- where significant development (within SDCC and Dublin City jurisdiction) is envisaged.

Roads and Delivery Team (City Edge):

Having regard to the concerns of the Roads Department and City Edge Team with long-term road proposal within the existing SDCC CDP 2016-22; extending the Merrywell Industrial Estate Road through the Galco site.

The Planning Authority concluded from the previous report SD21A/0347:

The comments of both the Roads Department and Delivery Teams have been taken into consideration, and while concerns have been raised in relation to both of the proposed scenarios, it is clear that sufficient space would remain, following the proposed development, to facilitate the delivery of the long term road proposal, identified in the County Development Plan. Access to the new road and potentially the need to remove the weighbridge are issues for the design of the road.

Furthermore, it is noted that the Delivery Team has recommended the inclusion of a condition limiting the duration of permission to a 5-year period, however, considering that the current application involves the construction of a large industrial building, and the roads objective is a long term one, it is not considered reasonable to impose such a condition. It is not considered that the proposed development would prejudice the delivery of a future connection.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject building on an established industrial site. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028). It is noted that the Water Services division has recommend the implementation of SuDS features which is considered acceptable

Accordingly, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Services, Drainage and Flood Risk

A report was received with no objections from Water Services with standard conditions to apply regarding the applicant consider the implementation of SuDS features within the proposed development include waterbutts.

No additional flood risk envisaged for the site. The warehouse building is within an industrial area with hard standing roof so the addition of solar panels would not result in an increase of flood risk.

No Irish Water report was received however it not considered necessary to the subject application.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established industrial site with 2 single storey extensions to the industrial use at Plant Area 2.

Having regard to:

- the small scale and 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.

Environmental Impact Assessment

Having regard to the modest nature of the 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(s) for Retention | 158sq.m |
| - Assessable area: | 158sq.m |

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Industrial	158 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	3.642 Hectares

Conclusion

Having regard to the 'EE' zoning objective of the site with the existing and proposed development, it is considered that the subject development for Retention is acceptable and in accordance with the current South Dublin County Council Development Plan and in accordance with the proper planning and sustainable development of the area.

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within XX months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. 1.1 The applicant shall consider the implementation of SuDS features within the proposed development. These include but are not limited to water butts.
 - The Developer shall ensure that there is complete separation of the foul and surface

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

water drainage for the proposed development.

- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: To ensure that the development is in accordance with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

3. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €15,604.08 (fifteen thousand six hundred and four euros and eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that where industrial effluent is produced or stored a licence may be required under the provisions of the Waste Management Act.

Comhairle Chontae Atha Cliath Theas

PR/1018/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0275

LOCATION: Galco House, Ballymount Road, Walkinstown, Dublin 12

pp. S. Watson
Colm Harte,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 10/8/22


Eoin Burke, Senior Planner