

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0281 **Application Date:** 21-Jun-2022
Submission Type: New Application **Registration Date:** 21-Jun-2022
Correspondence Name and Address: Ciaran Brennan, Kavanagh Burke Consulting Engineers Unif F3, Calmount Park, Calmount Avenue, Dublin 12, D12 PX28
Proposed Development: Retention permission at site 514, Greenogue Industrial Park Rathcoole, Co Dublin for the First Floor Ancillary Offices measuring 216m². All other development details remain as per granted planning permission Reg. Ref SD05A/0281
Location: Site 514, Greenogue Industrial Estate, Rathcoole, Co. Dublin.
Applicant Name: Grafton Group PLC
Application Type: Retention

(EW)

Description of Site and Surroundings:

Site visit : 04/08/2022

Site Area : Stated as 0.04778 Hectares.

Site Description :

Sitotech builder's suppliers occupy the subject site. It is located at the intersection of Grants Rise to the eastern boundary and by Grants Avenue to the south within the established Greenogue Industrial Estate. Similar industrial sites are adjacent to the north and south. The site comprises an existing warehouse building. The development pattern in the immediate vicinity includes similar units, with a mix of larger and smaller industrial units throughout the estate.

Proposal:

- Retention permission at site 514, Greenogue Industrial Park Rathcoole, Co Dublin for the First Floor Ancillary Offices measuring 216m². All other development details remain as per granted planning permission Reg. Ref SD05A/0281

Zoning:

The subject site is subject to zoning objective 'EE' '*To provide for enterprise and employment related uses*' under the South Dublin County Council Development Plan 2016-2022.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

Consultations:

- *Surface Water* – Additional Information requested.
- *Irish Water* - No objections, no new connection.
- *Roads Section* – No objections, proposal has no impact.

SEA Sensitivity Screening – Indicates no overlap.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD05A/0281 – **Granted Permission** for Revised building footprint, floor plans & elevations comprising the construction of 1 no. block (11.964m high, previously 11.250m) totalling 1,247sq.m. (previously 1,243sq.m.) including 199sq.m. (previously 374sq.m. on 2 floors) of integral related office accommodation and staff facilities on ground floor plus RETENTION of 1,551sq.m. yard and permission for 494sq.m. yard extension both for the storage of goods associated with the warehouse use.

SD03A/0066 SDCC **Granted Permission** to Construct 98,252m.sq. of industrial/warehousing units in 20 no. blocks (varying from 8 to 17m high) including 17,298m.sq. of integral related office accommodation on two/three floors together with Alymer Road College Lane Link Road, partial realignment of Aylmer Road and College Lane, partial realignment of River Griffeen and tributaries, provision for park, access roads, outfall drains, service utilities, sub-stations, boundary fences/walls, landscaping, planting, paving parking, associated site development works and demolition of existing dwelling (Further significant information which includes revisions to the boundary of the site on the north eastern boundary giving an increase in area of 1.21 hectares for alterations to the link road outlined in green between College Lane and the Aylmer Road. Omission of 3 roundabouts, alteration to the horizontal and vertical alignment and inclusion of 1 new roundabout. Also included further details relating to the architectural/visual aspects of the development, additional landscape details for the parkland area and altered road, additional information and drainage). (This application is accompanied by an environmental impact statement

Adjacent sites

SD17A/0358 – SDCC **Granted Permission** for the provision of an office extension (84.5sq.m) at first floor level (413sq.m) extending the total area of the first-floor level to 497.5sq.m. The proposed extension, which will increase the gross floor space of the building from 2,598.5sq.m to 2,683sq.m, will be fully incorporated within the built structure of the existing building and therefore there will be no associated elevational changes.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

Conditions:

1. The use of the development for office purposes shall be restricted to ancillary use directly associated with the use of the existing warehouse on the site for such purposes, and the structure shall not be sub-divided from the existing warehouse, either by way of sale or letting (including short-term) or otherwise.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

1. Due to the proximity of this development to Casement Aerodrome, if any crane is intended or planned to be utilised in respect of any part of the proposed development, a crane plan shall be submitted to the Air Corps Air Traffic Services no later than 30 days before construction commences. If no crane is intended or planned to be utilised, the Air Corps Air Traffic Services shall be notified accordingly.

REASON: In the interest of public safety and safe air navigation.

SD07A/0993 - SDCC **Granted Permission Retention** of partially revised elevations, ground and 1st floor plans (total area of retention 878sq.m) - overall building height remains unchanged at 14.85m, plus revised carparking layout (further to the previous grant of planning permission Reg. Ref. SD07A/0171). Granted subject to 5 conditions.

SD07A/0171 - SDCC **Granted Permission** for a warehousing unit (14.850m high) totalling 2,367sq.m including 254sq.m of ancillary office/staff facilities on 2 floors together with services, utilities, landscaping, planting, paving, parking and site development works. Granted subject to 12 conditions.

Relevant Enforcement History

None on file

Pre-Planning Consultation

None on file.

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.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

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 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.

9.1 Employment in South Dublin County

- The Greenogue and Aerodrome Business Parks at Rathcoole/Newcastle, Clondalkin Industrial Estate and Fonthill Industrial Estate are large industrial campuses comprising a mix of largely warehousing and manufacturing facilities, providing potential for new jobs

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

or any displacement of jobs from the Naas Road or Tallaght REGEN lands over the coming years. Other smaller industrial estates throughout the County can also offer space for employment throughout the lifetime of the plan

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

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

Policy EDE4: Urban Growth, Regeneration and Placemaking

EDE4 Objective 1: To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

EDE4 Objective 4: To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and/or within 1000 metres walking distance of high capacity transport stops (Train/Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same

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).

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

- Development within business parks shall maintain and promote a parkland-like setting with high quality landscaping.

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.
- **GI1 Objective 4:** To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.
- **GI2 Objective 4:** To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: *Implementation and Monitoring* and the policies and objectives of this chapter.
- **GI4 Objective 1:** To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's *Sustainable Drainage Explanatory Design and Evaluation Guide*, 2022.

Relevant Government Policy

Eastern & Midland Regional Assembly, Regional Spatial & 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).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

National Cycle Manual – National Transport Authority (June 2011)

Assessment

The main issues for assessment are:

- Zoning
- *Council Policy*
- Visual Impact
- Access and Parking
- Services and Drainage
- Screening for Appropriate Assessment

Zoning

The subject site is subject to zoning objective 'EE' - '*To provide for Enterprise and Employment Related Uses*' under the South Dublin County Development Plan 2022 - 2028.

The proposal is for Ancillary Offices measuring 216m². Offices 100 sq.m - 1,000 sq.m, are open for consideration.

The retention of ancillary office space measuring 216sq.m, within a unit measuring 1,247sq.m is considered acceptable in this instance.

As such, subject to compliance with the relevant policies, standards and requirements of the South Dublin County Development Plan 2022-2028, the principle of the proposed retention of an internal office within a warehouse for additional workspace use is acceptable at this location.

Council Policy

The site is located in an area zoned EE - '*To provide for enterprise and employment related uses*. Policy EDE1 is to "*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*".

The development consists of a first-floor office within interior of the existing warehouse with an additional external two window opening alterations. The proposed retention is in line with the policies and objectives of South Dublin County Council Development Plan (2016-2022) and therefore acceptable.

It is proposed to construct additional floor space 216m² at first floor level to provide for Ancillary Offices space. There is only a small element existing office space within the unit

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

therefore the total office space within the unit will remain under 1,000sq.m, in keeping with County Development Plan policy EDE4 Objective 4.

A condition is recommended in the event of grant, to ensure the proposal remains ancillary.

Visual Impact

The application is for a change of use only and no external modifications are proposed. It is noted from the elevations submitted for SD05A/0281 that there were windows at upper level and those shown on the floor plans match the location of existing permitted windows.

The proposed development would have no negative visual impact, having regard to the internal nature of the changes within this established warehouse building.

Car Parking

The roads department have no objections and state the following;

The additional car parking provision required for 216m² of office space (4 No. max) is minimal and any additional staff vehicles can be accommodated in the existing car park.

There is sufficient surface car parking to the front of the existing unit 514; it is considered that adequate parking exists within the business park already.

Green Infrastructure

Incorporating GI as an integral part of the design and layout concept for the Retained Internal Office is not considered feasible for the subject retention proposal.

Services and Drainage

Surface water drainage request Additional Information on the following:

- 1.1 Submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m3. Show in report what surface

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system, Examples of SuDS include • Green Roofs / Blue roofs • Swales • Permeable Paving • Grasscrete • Channel Rills • Rain Gardens, • Planter boxes with overflow connection to the public surface water sewer. • Other such SuDS

1.2 Examine what capacity in m³ the proposed SuDS system can attenuate and check if proposed attenuation infiltration tank can be reduced in size by way of having SuDS provide respective surface water attenuation. Guidance on SuDS can be found on the South Dublin County Council Website searching SuDS Guide at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)

Notwithstanding the requests of the Surface water drainage Department, it is deemed that the retained development within an existing and established warehouse building, that the requested information is not considered necessary to the subject application.

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

Irish Water states no objections and request water connection agreement(s) with Irish Water.

However, notwithstanding Irish Water's report, it is deemed unnecessary for the proposed internal changes with no wc or water connection to implement the above conditions.

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 the industrial use as building service provider.

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.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

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.

Development Contributions Assessment Overall Quantum

Retained of new first floor office space within warehouse, floor area of 216sq.m. Development Contributions apply accordingly.

Retention of internal office space: 216sq.m
Assessable Area: 216sq.m

SEA Monitoring Information

Building Use Type Proposed: Change of use to ancillary office
Floor Area: 216sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.4778ha

Conclusion

Having regard to the 'EE' zoning objective of the site and existing development in the vicinity, it is considered that subject to compliance with the conditions set out below, the development for retention would not significantly detract from the character of the surrounding area, would be in accordance with the current South Dublin County Council Development Plan and would be acceptable. As such, the development for retention would be in accordance with the proper planning and sustainable development of the area.

Recommendation

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.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

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 6 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. Use.
The use of the development for office purposes shall be restricted to ancillary use directly associated with the use of the existing warehouse on the site for such purposes, and the structure shall not be sub-divided from the existing warehouse, either by way of sale or letting (including short-term) or otherwise.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
3. Financial Contributions.
The developer shall pay to the Planning Authority a financial contribution of €21,332.16 (twenty one thousand three hundred and thirty two euros and sixteen 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.

Comhairle Chontae Atha Cliath Theas

PR/1034/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0281

LOCATION: Site 514, Greenogue Industrial Estate, Rathcoole, Co. 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 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:

15/8/22

Eoin Burke

Eoin Burke, Senior Planner