

Comhairle Chontae Atha Cliath Theas

PR/1071/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0290 **Application Date:** 28-Jun-2022
Submission Type: New Application **Registration Date:** 28-Jun-2022

Correspondence Name and Address: Sadhbh O'Connor, Thornton O'Connor Town Planning 1, Kilmacud Road Upper, Dundrum, Dublin 14.

Proposed Development: The development will comprise the provision of a warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 18 metres with a gross floor area of 11,691 sq m including a warehouse area (10,604 sq m), ancillary staff facilities (499 sq m) and ancillary office area (588 sq m).

The development will also include: a vehicular and pedestrian entrance to the site from Kingswood Road to the north-east; a separate HGV entrance from Kingswood Avenue to the south-east; 64 No. ancillary car parking spaces; bicycle parking; HGV parking and yard; level access goods doors; dock levellers; access gates; hard and soft landscaping; canopy; lighting; boundary treatments;

ESB substation; plant; and all associated site development works above and below ground.

2.56 Ha site at Kingswood Road and Kingswood Avenue, Citywest Business Campus, Dublin 24. The lands are generally bounded to the south-east by Kingswood Avenue, to the south-west by an ancillary car park associated with Citywest Business Campus, to the north-west by Kingswood Business Centre and Ardsolus Residential Development and to the north-east by Kingswood Road.

Location: Kingswood Road & Kingswood Avenue, Citywest Business Campus, Dublin 24. The lands are generally, bounded to the south-west by Kingsw, Citywest Business Campus, Dublin 24

Applicant Name: Rockface Development

Application Type: Permission

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(AOCM)

Description of Site and Surroundings:

Site Area: stated as 2.56 hectares.

Site Description:

The application site currently comprises unmanaged grassland with an area of inaccessible tarmacked car parking. The site is bound along two sides by roadway (Kingswood Avenue to the south and Kingswood Road to the northeast). The northwest boundary of the site partially abuts a two-storey office development, with a small section to the northwest bounding residential dwellings located within the Ardsolas estate. To the west the site is bound by two-storey office development. On the southern side of Kingswood Avenue is a two-storey warehouse development, not connected to the site, with a maximum height of 11.7m. The prevailing character of the area is therefore two-storeys, across both residential and office development.

There are a number of mature trees located around the site boundary.

Proposal:

Permission is sought for the following:

- Warehouse with ancillary office and staff facilities (11,691 sq.m)
- Vehicular and pedestrian entrance to the site from Kingswood Road
- HGV entrance from Kingswood Avenue
- 64 no. car parking spaces & 59 no. bicycle parking spaces
- HGV parking and yard
- ESB substation
- All associated site works and landscaping

Zoning:

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

Consultations:

Internal Consultees

Public Realm – **Additional information** recommended

Roads – **Additional information** recommended

Waste Management – No objection, conditions recommended

Water Services – No objection, **conditions** recommended

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External Consultees

Irish Water – No objection, **conditions** recommended

Environmental Health Officer (EHO) – No objection, **conditions** recommended

Department of Defence – No objection, **conditions** recommended

SEA Sensitivity Screening

SEA monitoring indicates overlap with SFRA B 2016

Submissions/Observations /Representations

Submission expiry date – 2 August 2022

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

Nearby Development

SD21A/0199: 10-year planning permission for Phase 2 development (Unit 4); the construction of 1 industrial/warehousing unit of approximately 14,730sq.m gross floor area (including ancillary offices and operational facilities) and up to approximately 17m in height, with rear service yard; 155 car parking spaces; 72 cycle parking spaces; water services infrastructure and sustainable urban drainage system features; 2 entrances and internal road network, which will connect to Citywest Avenue and the R136 Outer Ring Road via the internal estate road network proposed under Reg. Ref. SD21A/0150; pedestrian/cycle entrance to the south-east at Citywest Avenue; public lighting; landscaping, planting and boundary treatments throughout the development; external sprinkler tank and pumphouse; and all other necessary site and infrastructural works to facilitate the development on a site generally bound to the east by the R136 Outer Ring Road, to the south by Citywest Avenue and to the west and north by undeveloped lands subject to a Phase 1 industrial/warehousing development planning application (Reg. Ref. SD21A/0150) and having been granted planning permission for infrastructural and enabling works under Reg. Refs. SD15A/0391 (extended by SD15A/0391/EP) and SD16A/0400, and with the Phase 1 industrial/warehousing development planning application (Reg. Ref. SD21A/01.50) currently being assessed by South Dublin County Council. **Permission granted.**

SD21A/0162: Construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage;

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hard and soft landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261). **Permission granted.**

SD21A/0150: Construction of 4 warehouse/industrial units in 3 buildings of c.13,611sq.m total gross floor area (including ancillary offices and operational facilities) and up to 15m in height, with rear service yards; 155 car parking spaces; 72 cycle parking spaces; water services infrastructure and sustainable urban drainage system features, including relocation and resizing of a pump station permitted under SD15A/0391; internal road network accessed via 2 site entrances established in the previous planning applications on the Eastern and Southern sides of the site, via the roundabout at Citywest Avenue and the R136 outer ring road; amendments to the proposed tree pits along the green-link permitted under SD15A/0391; public lighting, landscaping, planting and boundary treatments throughout the development; all other necessary site and infrastructural works to facilitate the development. **Permission granted.**

SD18A/0301: Construction of a 2 storey data centre (including associated office space) of 10,622sq.m, associated generators, sprinkler tank and sprinkler pump, and 10kV electricity substation. The proposed development also provides for associated plant at roof level, all associated site development works, landscaping, car parking, and 2 vehicular entrances off Kingswood Drive and Kingswood Road, all on a site area of 1.9ha. **Permission granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII 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.

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Section 4.2.1 Biodiversity

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.

Section 4.2.2 Sustainable Water Management

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.

Chapter 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

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5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

5.2.9 Materials, Colours and Textures

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Chapter 9 Economic Development and Employment

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 6:

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To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- An increase in employment densities within walkable distances of communities and on public transport routes;*
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;*
- The sourcing of power from district heating and renewables including wind, hydro and solar;*
- Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.*

Section 9.2.1 Green and Innovative Economy

EDE3 Objective 5:

To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.

9.2.2 Urban Growth, Regeneration and Placemaking

Policy EDE4:

Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

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.

Section 9.2.3 Building on Clusters

Policy EDE5: Building on Clusters

Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.

EDE5 Objective 1:

To prioritise hi-tech manufacturing, research and development and associated uses in the established Business and Technology clusters to the west of the County (Grange Castle and Citywest areas) maximising the value of higher order infrastructure and services that are required to support large scale strategic investment.

EDE5 SLO1:

To ensure that the campus style environment in Citywest is maintained to promote an attractive landscaped setting for the existing and future business within the business park.

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Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 11.8.2 Casement Aerodrome

11.8.6 Airport and Aerodrome – Noise

11.8.7 Public Safety Zones

Chapter 12 Implementation and Monitoring

12.4.2 Green Infrastructure and Development Management

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Use and Visual Amenity
- Residential Amenity
- Aviation
- Roads
- Green Infrastructure
- Infrastructure and Environmental Services
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses.'* Warehousing development is permitted in principle and offices 100 sq.m-1,000 sq.m are open

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for consideration under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

Use and Visual Amenity

The Planning Report provided by the applicant to support their application indicates that the warehouse would be used for '*large-scale modern storage and logistics*', referencing high demand for warehouse capacity currently in Ireland, specifically commercial warehousing floor area with increased floor to ceiling heights for the storage of large goods and bulk items.

The warehouse facility would have a maximum height of 18m, and a minimum height of approximately 15m, with a waved roof profile. The warehouse would comprise 10,604 sq.m warehouse floor area, 588 sq.m ancillary office area and 499 sq.m ancillary staff facilities. Site coverage would be 43.5%. The provision of a warehouse at this location is considered generally acceptable, within the parameters of the zoning objective and in line with existing development in the area. The design of the building is cognisant of similar development in the area and therefore would not look out of place. It is noted that in the immediate vicinity this would be the tallest building however, the impact of the height is lessened by the waved roof profile. In general, the scheme is considered acceptable. A **condition** should be included in the event of a grant to provide additional warehouse wall screen on the north-east elevation, to soften the impact of the warehouse.

A 10m landscape buffer is maintained around the site. A minimum distance of 16.8m is maintained to the northern site boundary, which is considered the most sensitive to the proposal. A daylight analysis has been provided which doesn't indicate significant impacts would be experienced by neighbouring uses as a result of the development.

The applicant has not directly addressed the Eight Key Design Principles contained in Section 5.2.1 of the Development Plan 2022; however, the Architects Design Statement broadly addresses these items.

- Context – the scheme has been influenced by existing adjacent development, specifically with reference to the site layout, access, and screening. The surrounding area is a mix of warehouse, office, and residential development. In this regard it is not considered that the development would be out of context or have a negative impact on the existing features of the area.
- Healthy Placemaking – the development would not provide any publicly accessible open space however, landscaping would assist in the setting of the public realm adjacent to the site, including footpaths and the road.
- Connected Neighbourhoods – the development would provide for cycle parking and connections to local pedestrian and cycle infrastructure.

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- Thriving Economy – the development would create new jobs, initially during the construction phase and ultimately during operation, providing both warehouse and ancillary office related employment opportunities.
- Inclusive and Accessible – the development
- Public Realm – the building is not intended of private accessibility and therefore the provision of public realm on site is not a relevant consideration
- Built Form and Mix – the warehouse is located on a corner site and would provide increased height at this location relative to other similar development in the immediate vicinity. This would provide for interest, and the waved design of the roof would assist in lessening the impact of the buildings overall massing.
- Design and Materials – the palette of materials proposed has been kept simple to lessen the impact of the mass of the warehouse building. Glazed elements are incorporated along with green walls and feature panelling to create interest.

An ESB substation would be located near the southern entrance to the site and would be screened by hedgerow. This is considered acceptable.

Based on the above, the proposed development is considered to be acceptable in terms of Council policy and design, with regard to the character and land use of the surrounding area, subject to the submission of acceptable **additional information**, detailed in the following sections.

Residential Amenity

It is noted that there are 5 houses located to the north of the site at the north western corner. The rear gardens of these dwellings would back onto an area of landscaping providing a minimum internal landscape buffer of 16m to the area proposed for HGV parking. This distance is considered appropriate. An acoustic screen barrier is also proposed to minimise the sound from the HGV's, protecting the residential amenity of these dwellings. The warehouse would not be located directly behind these dwellings and therefore it is not considered that there would be any impacts in relation to overshadowing or loss of light.

Aviation

The site is within the 'Approach/Take Off Climb Surface' as indicated on the Index Map of the CDP. The applicant has submitted an Aeronautical Assessment with the application and the Department of Defence has submitted written consultation in relation to the application. Their response recommends the following:

- *Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681*

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- *Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.*

It is considered that this information can be addressed by **condition** in the event of a grant.

Roads

The Roads department have reviewed the application and have recommended the following **additional information** is sought:

1. *Applicant to submit a revised layout of the proposed vehicle access locations showing the layouts for right turning into the development.*
2. *Prior to commencement of development a fully developed Construction Traffic Management Plan shall be agreed in writing with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.*
3. *Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority*
4. *The applicant shall provide a drawing showing the areas to be taken in charge by the local authority.*
5. *Applicant to submit a drawing showing AutoTRAK manoeuvres for large vehicles accessing and egressing, including articulated lorries, emergency vehicles, bin lorries.*
6. *The applicant shall provide a drawing identifying the location of refuse collection points.*

In addition, they have recommended the following **conditions** in the event of a grant:

1. *A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.*
2. *The applicant is requested to submit a revised layout not less than 1:100 scale showing upgraded footpaths and cycle ways on Kingswood Way and Kingswood Road, including pedestrian crossings at car and HGV entrances. Footpaths should be a minimum of 2m in width*

It is considered appropriate to request the recommended **additional information** to ensure the full impact of the additional entrances and HGV movements are considered at an early stage of the development process. Items 2 and 3 of the recommended additional information can be enforced by **condition**. In addition, it is considered appropriate to request recommended condition 2 as

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additional information to ensure that all internal layouts are acceptable and provide an adequate level of pedestrian and cyclist permeability.

Green Infrastructure

The subject site is not located within a Core Area, Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). There is a small area of existing hardstanding carparking on the site however, the majority of the site is currently unmanaged grassland, and the development will therefore result in a significant increase in the amount of hardstanding at the site and the loss of a significant portion of green infrastructure. While this will increase surface water runoff, the site currently does not provide any social benefit in terms of green amenity space for use as it is privately owned and not officially accessible for public use.

The applicant is proposing a Stormtech, or similar, underground surface water attenuation tank and minimal SuDS. This is not considered acceptable and the rationale for not including additional SuDS measures at the site is not considered to be thorough enough. Underground attenuation tanks are only to be considered as a last resort, with evidence to demonstrate that the provision of other measures at the site is not feasible. In this regard, **additional information** should be sought.

It is noted that the landscape sections indicate raised ground with hedgerow along the northern site boundary. This seems very close to the site boundary, and it is not clearly indicated on drawings that a raised bund is proposed at this location. The applicant should be requested to clarify this by **additional information**, with specific reference to clarifying the landownership situation at the north of the site and the appropriateness of significant tree planting along this boundary in close proximity to the neighbouring office building.

The Public Realm section have reviewed the application and have recommended the following **additional information** is sought:

- 1. Landscape Proposals - There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including additional information and detail of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details, including levels, sections and elevations and detailed design of SUDs features including integrated/bio retention tree pits. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.*

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2. *Green Infrastructure - The applicant is requested to submit a Green Infrastructure Plan and Green Infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.*
3. *Ecology – All mitigation and enhancement measures contained within the submitted Ecological Impact Assessment Report shall be implemented in full by the applicant.*
4. *Landscape Management and Maintenance Plan – The applicant is requested to submit a Landscape and Soft Works Management and Maintenance Plan for the proposed development for the approval of the Public Realm Section.*
5. *bird boxes and bat boxes/tubes - The applicant is requested to provide a scheme for the erection of bird boxes and bat boxes/tubes throughout the development*
6. *Boundary Treatments – The applicant is requested to provide information and additional details of proposed boundary treatment indicating the positions, design, materials and type of boundary treatments to be erected.*
7. *SUDS - The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant proposes to use attenuation tanks (underground surface water attenuation) in order to manage surface water drainage throughout the site, this is not acceptable to the Public Realm Section and is contrary to relevant policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*
 - a. *A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.*
 - b. *The applicant shall show natural SUDS features for the development such as green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.*
 - c. *The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
 - d. *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

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- e. *Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.*
- f. *The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.*

To ensure the adequate consideration of GI and SuDS at the site, it is considered pertinent to request the recommended **additional information**.

Water Services have reviewed the application and have recommended the following **condition** in the event of a grant of permission:

Prior to commencement of development submit a revised drawing showing additional SuDS (Sustainable Drainage Systems) features such as swales, tree pits or other such SuDS. Where additional SuDS can be provided reduce the size of proposed Stormtech attenuation system in equivalent m3 capacity accordingly.

It is considered that this is better addressed by **additional information** prior to a grant of permission.

Infrastructure and Environmental Services

The Waste Management Section have reviewed the application and have stated the following:

The scale and complexity of the works proposed in this development is greater than the thresholds stipulated in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021). As a result, the development is classed as a Tier 2 Project as referred to in the Guidelines. Therefore, prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) including demonstration of proposals to adhere to best practice and protocols.

The RWMP shall:

- *include specific proposals as to how the RWMP will be measured and monitored for effectiveness.*
- *follow the requirements set out in Sections 4 & 5 and meeting the minimum content requirements set out in Appendix C of Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*
- *be submitted to the planning authority for written agreement prior to the commencement of development.*

All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

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In the event of a grant, it is considered appropriate to request the RWMP by **condition**.

The Environmental Health Officer has also reviewed the application and has recommended the following **conditions** in the event of a grant:

1. *Noise*

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

2. *Air Quality*

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

3. *ESB Substation*

This permission is for a period of 5 years from the date of this grant of planning permission. The telecommunications structure and related ancillary structures shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period by the Planning Authority or by An Bord Pleanala on appeal.

4. *Monitoring to determine the adherence to the guidelines of the International Non-Ionising Radiation Committee of the International Radiological Protection Association, under the auspices of the WHO and the European Pre standard RNV 50166-2 Human Exposure to Magnetic Fields-High Frequency (10KHz to 300GHz) promulgated by CENELEC, the European Committee for Electro technical standardisation shall be made immediately before the site is brought into commission and thereafter at yearly intervals by a competent authority, using up-to-date monitoring equipment. The results of all monitoring shall be available for inspection by the Planning Authority and/or other appropriate body.*

Conditions 1 and 2 are considered necessary to include in the event of a grant to ensure public health and safety. With regard to recommended **Conditions** 3 and 4, these are not considered relevant in this instance and shall not be included in the event of a grant.

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Water Supply and Wastewater

Irish Water have reviewed the application and have stated no objection to the development. They recommend the following **conditions** in the event of a grant:

1.1 Water

Prior to the commencement of development, the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

- *All development shall be carried out in compliance with Irish Water Standards codes and practices.*

2.1 Foul

Prior to the commencement of development, the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

- *All development shall be carried out in compliance with Irish Water Standards codes and practices.*

These conditions are considered appropriate to ensure public health and the provision of adequate water facilities

Screening for Appropriate Assessment

The applicant has submitted an Appropriate Assessment Screening Report prepared by Enviroguide Consulting. This report states *'it can be concluded, on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded.'*

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established enterprise and employment area and comprises of the construction of a warehouse facility.

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.

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Environmental Impact Assessment

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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the assessment of relevant consultees, it is considered appropriate to request **additional information** in relation to the following items prior to reaching a final decision on the development:

- Additional warehouse wall screen on the north-east elevation, to soften the impact of the warehouse.
- A revised layout of the proposed vehicle access locations is required, showing the layouts for right turning into the development.
- A drawing is required clearly showing any areas to be taken in charge by the local authority.
- A drawing showing AutoTRAK manoeuvres for large vehicles accessing and egressing, including articulated lorries, emergency vehicles, bin lorries.
- A drawing identifying the location of refuse collection points.
- A revised layout not less than 1:100 scale showing upgraded footpaths and cycle ways on Kingswood Way and Kingswood Road, including pedestrian crossings at car and HGV entrances.
- A landscape design including additional information and detail of boundary treatment for the proposed development.
- A Green Infrastructure Plan and Green Infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site.
- Landscape Management and Maintenance Plan
- Provide a scheme for the erection of bird boxes and bat boxes/tubes throughout the development
- SUDS - The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
 - A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - The applicant shall show natural SUDS features for the development
 - A comprehensive SUDS Management Plan

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- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.
- The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
- The applicant should try where possible to reduce the need for the proposed Stormtech attenuation system. Where additional SuDS can be provided the size of proposed Stormtech attenuation system shall be reduced in equivalent m3 capacity accordingly

Recommendation

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

1. SUDS - The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant proposes to use attenuation tanks (underground surface water attention) in order to manage surface water drainage throughout the site, this is not acceptable to the Public Realm Section and is contrary to relevant policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
 - a. A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m3 is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
 - b. The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.
 - c. The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
 - d. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
 - e. Tree pits incorporating SUDS features should include a deep cellular water

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storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.

f. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

g. The applicant should try where possible to reduce the need for the proposed Stormtech attenuation system. The applicant should note that the planning authority does not look favourably on the inclusion of such measures, with a clear preference for natural SuDS measures. Where additional SuDS can be provided the size of proposed Stormtech attenuation system shall be reduced in equivalent m³ capacity accordingly

2. The following items are required to allow for a full assessment of the development in relation to roads and access:
 - A revised layout of the proposed vehicle access locations, showing the layouts for right turning into the development.
 - A revised layout clearly specifying the sq.m of the HGV parking to be provided
 - From the submission it is not clear if any areas are to be taken in charge by the local authority. A drawing is required clearly showing any areas to be taken in charge by the local authority.
 - A drawing showing AutoTRAK manoeuvres for large vehicles accessing and egressing, including articulated lorries, emergency vehicles, bin lorries.
 - A drawing identifying the location of refuse collection points.
 - A revised layout not less than 1:100 scale showing upgraded footpaths and cycle ways on Kingswood Way and Kingswood Road, including pedestrian crossings at car and HGV entrances. Footpaths should be a minimum of 2m in width. This may require alterations to the red line boundary and additional consent from the local authority in relation to works outside the ownership boundary of the applicant.
3. Landscape Proposals - There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including additional information and detail of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details, including levels, sections and elevations and detailed design of SUDs features including integrated/bio retention tree pits. The applicant is requested to provide information and additional details of proposed boundary treatment indicating the positions, design, materials and type of boundary treatments to be erected. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.
4. Green Infrastructure - The applicant is requested to submit a Green Infrastructure Plan and Green Infrastructure proposals to help mitigate and compensate for the impact of the

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proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.

5. Landscape Management and Maintenance Plan – The applicant is requested to submit a Landscape and Soft Works Management and Maintenance Plan for the proposed development for the approval of the Planning Authority.
6. Bird boxes and bat boxes/tubes - The applicant is requested to provide a scheme for the erection of bird boxes and bat boxes/tubes throughout the development
7. The applicant is requested to amend the north-east elevation to provide additional warehouse wall screening, to soften the impact of the warehouse at this location.
8. The applicant is requested to clarify the relationship between landscaping proposals and the existing office development to the north. In addressing this relationship, the applicant shall clarify the exact site boundary up to the office development, clarifying who currently manages the grassed land between the indicated site boundary and the assumed boundary of the office development.

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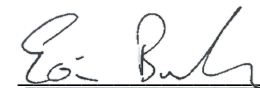
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REG. REF. SD22A/0290

**LOCATION: Kingswood Road & Kingswood Avenue, Citywest Business Campus, Dublin 24.
The lands are generally, bounded to the south-west by Kingsw, Citywest Business Campus,
Dublin 24**




**Jim Johnston,
Senior Executive Planner**



Eoin Burke, Senior 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: 22/08/2022



**Mick Mulhern,
Director of Land Use, Planning &
Transportation**