

Comhairle Chontae Atha Cliath Theas

PR/1088/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0296 **Application Date:** 30-Jun-2022
Submission Type: New Application **Registration Date:** 30-Jun-2022

Correspondence Name and Address: Laura Brock, Brock McClure Planning & Development Consultants 63, York Road, Dun Laoghaire, Co. Dublin

Proposed Development: Permission is sought for development comprising a) the provision of a single storey canopy with metal fascia and column to the carpark elevation of Block 2 at the south office entrance; b) extension of existing paved area (57 sqm) at the south office entrance; c) the proposed canopy will accommodate an area of 2 sqm for signage to the front and side elevation of the canopy and; d) relocation of 3 no. car parking spaces

Location: Lands at 14, Riverwalk Block 2, Citywest Business Campus, Dublin 24

Applicant Name: Henley Bartra Emerald Ltd

Application Type: Permission

(CM)

Description of site and surroundings

The subject site is a car park and entrance to a commercial office building (block 2) at Citywest Business Park. The red line relates only to car park and the entrance on the outside of the building.

Site Area – Stated as 0.245 Ha.

Proposal

Permission is sought for development comprising

- a) the provision of a single storey canopy with metal fascia and column to the carpark elevation of Block 2 at the south office entrance;
- b) extension of existing paved area (57 sqm) at the south office entrance;
- c) the proposed canopy will accommodate an area of 2 sqm for signage to the front and side elevation of the canopy and;
- d) relocation of 3 no. car parking spaces

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Zoning

'EE' – "To provide for enterprise and employment related uses."

The site is located in close proximity to 'RES-N' zoning, immediately to the west.

SEA Monitoring

No overlaps indicated with the relevant layers.

Consultations Received

Environmental Services Department	Requests Additional Information.
Roads	No Objection.
Public Realm	No comments.

Observations/Representations/Submissions

None Received.

Planning History

SD08A/0391 – Permission **granted** for double height glazed entrance porch at car park side of Block 4 between grid C and grid 11 and 16, providing access to the rear of the main core, the floor area of this porch being 10.3 m², together with external paved entrance way with 3m high free standing block work columns and ground lighting, minor alteration of the ground floor screen on the west elevation and removal of existing bin store adjacent to the existing chiller compound.

SD07A/0347 – Permission **granted** for change of use of the first floor and second floor of the bar/restaurant element between grids 9/12 and A/G, from the permitted bar/restaurant use, (permitted under Reg. Ref. S01A/0397), to office use. The floor area of the change of use is 500sq.m. at the existing Block 3 National Digital Park forming part of the business park development at Citywest Business Campus, permitted under Reg. Ref. S00A/0046 (parent permission) and S01A/0397.

SD03A/0748 – Permission **granted** to amend the existing permission Reg. Ref. S00A/0046, (previously granted for the construction of a Business Park development to include a substantial office element, small retail, and restaurant use element). Permission is now sought for alterations to Block 5, 6 and 7 incorporating increased widths of these blocks from 13.5 metres to 15 metres, redesigned and relocated service cores and escape stairs and elevational alterations. In addition, permission is sought for further alterations to the Block 4 increase in height application, (Reg. Ref. No. S00A/0313) to provide for redesigned balconies, relocation of service cores and elevational alterations, an increase in floor area of Blocks 4, 5, 6 & 7 of 1341 sq.m. and in addition, provision of a total of 53 extra car parking spaces to provide for the increased floor

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area. All on a site located to the east of the existing road N82 (Citywest Road), north of the new east west distributed road (Citywest Ave) and south west of Lake Drive

SD03A/0748/EP – Decision to extend above permission for 5 years granted on 10th December 2008.

SD03A/0748/FEP – Decision to further extend above permission granted on 3rd October 2011.

SD02A/0225 – Permission **granted** for alterations to previously approved development (Reg. Refs. S00A/0046 and S01A/0392) to provide for retail unit no. 2 and no. 3 (148 sq.m in total area) located at the ground floor of Block 10 to be used as a sandwich bar, including the sale of hot and cold food for consumption on and off the premises. Block 10 is a mixed office and retail block forming part of commercial development.

SD02A/0221 – Permission **granted** for specific use for 'Technical, financial and sales support services unit for International Trading Companies' in respect of the office use element of Block 3 forming part of a Business Park development for which permission has been granted Ref No. S00A/0046

S01A/0875 – Permission **granted** to amend the existing permission Reg. Ref. S01A/0392, granted for the construction of a two storey office block (Block 10) to provide for an A.T.M. machine and associated housing to be incorporated in the west staircase lobby of Block 10, Block 10 is an office/retail building forming part of the business park development.

S01A/0692 – Permission **granted** to retain satellite dish and television aerial erected on the roof.

S00A/0902 – Permission **granted** for Specific use for 'technical, financial and sales support services unit for International Trading Companies' in respect of blocks 2, 8 & 9 and specific use for 'software development, technical, financial and sales support services unit for International Trading Companies' in respect of Block 1, each of Block 1, 2, 8 & 9 forming part of a Business Park development. Planning Permission for which has been granted under Reg. Ref. S00A/0046.

S00A/0313 – Permission **granted** to amend the existing permission Reg. Ref. S00A/0046, granted for the construction of a business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks, a two storey restaurant and a two storey mixed use block with office and retail accommodation and including associated infrastructural works and in addition, Outline permission for a two storey creche building, single storey shop building and a bar and restaurant feature building. Permission sought to increase the overall height of the three storey Block 4 building by the addition of one extra floor thus increasing the overall height by 3825mm and

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increasing the floor area of Block 4 by 1448m² from 4344m² to 5792m² elevational alterations and provision of 60 no. car parking spaces.

S00A/0046 – Permission **granted** for business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks of 27230 metres squared gross floor area in total, ranging from 375 metres squared to 4175 metres squared, a two storey restaurant of 300 metres squared floor area, adjacent to Block C, a two storey mixed use block with 375 metres squared of office accommodation at first floor level and 375 metres squared of retail element at ground floor level. The proposed development also includes the provision of car parks, footpaths and car park roadways, building floodlighting, sub-stations, site and perimeter landscaping, site infra-structural works including a surface water attenuation system and all associated site development and service provision works, also a section of the proposed Lake Drive Road carriage to the north east of the subject site. In addition, outline permission is sought for a two-storey creche building, a single storey shop building and a bar, a restaurant feature building in the centre of the site, all on a 6.15 hectare (15.20 acre) site.

Planning Enforcement

None.

Pre-Planning Consultation

None recorded or indicated on the application form.

Relevant Policy in the South Dublin County Development Plan 2022 – 2028

Chapter 9 Economic Development and Employment
Policy EDE1 Overarching
Policy EDE2 Green Economy
Policy EDE4 Urban Growth, Regeneration and Placemaking
Policy EDE5 Building on Clusters

Section 12.5.7 Signage – Advertising, Corporate and Public Information

Relevant Government Policy

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

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

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).

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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.

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Visual impact
- Open Space, Green Infrastructure and Natural Heritage
- Roads
- Drainage
- Signage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

Under the South Dublin County Development Plan 2016 - 2022, the site is subject to zoning objective 'EE' – 'To provide for enterprise and employment related uses.' 'Industrial-General' is permitted in principle in 'EE' zoned areas.

The site is in a transitional area, being located adjacent to 'RES-N' zoned lands ("To provide for new residential communities in accordance with approved area plans."). As per section 11.1.1 (iv) of the South Dublin County Development Plan 2016 – 2022,

“Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.”

The proposed use would be an extension to the existing use on site. In terms of scale, the proposed extension is a minor addition to the existing facilities and would accord with the zoning in principle.

Visual impact

The proposed canopy and extended paved area would frame an entrance to the building at this location. The metal canopy would be approx. 5 metres in height and would have a slim profile and be visually acceptable.

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Open Space, Green Infrastructure and Natural Heritage

The Public Realm Department has confirmed they have no comments on the proposal.

The proposal includes removal of at least one tree (and possibly two), and the removal of some residual green space to make way for relocated cars.

Conditions should be applied to ensure that the applicant agrees to compensatory planting to make up for any loss of trees.

Roads

The Roads Department has stated no objection to the development and recommends no conditions.

It is considered appropriate however that the applicant should be required to provide bicycle parking as part of the development, in line with County Development Plan standards. This can be achieved by **condition**.

It is further considered that the retention of permeable green space is preferable to the relocation of 3 no. car parking spaces. Therefore, the new car parking spaces should be omitted. This can be achieved by **condition**.

Drainage

The Environmental Services Department has sought **additional information** due to lack of SUDs proposed. The provision of a rain garden within the development would improve water run-off; however, the development is of such a small scale that revisions to the drainage systems would not be warranted.

Signage

The proposed signage area on the canopy would be 5 metres by 400mm in height. It would comply with the guidance in section 2.5.7 of the South Dublin County Development Plan 2022 – 2028 and would be appropriate above this entrance to a commercial building. It should be specified by **condition** that the signage will not be internally lit.

Screening for 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 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.

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Screening for Appropriate Assessment

Having regard to:

- Nature and scale of the works;
- Location of the works within a modified landscape and relative to any designated site;
- Lack of any hydrological connectivity to any aquatic receptors that link to a 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.

Other Considerations

Bonds & Contributions

Outdoor Commercial structure with signage. Assessable area is nil.

SEA Monitoring

Development Type	Industrial/Commercial
Floor Area (Sq.m.)	Nil
Site Type	Brownfield / Urban Consolidation
Site Area (Ha.)	0.245

Conclusion

The proposed development would not be injurious to the economic amenities of the area or the character of the business park, and, subject to the conditions attached herewith, would comply with the relevant policies and objectives of the County Development Plan and would accord 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 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.

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SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Modification of Development.
The proposed 3 no. new car parking spaces shall be omitted from the development, and no works shall take place in these areas as part of this development.
REASON: To retain permeable services and green space in support of the council's strategy on green infrastructure.
3. Planting.
Prior to the commencement of development, the applicant shall submit to the Planning Authority for agreement proposals for compensatory planting to mitigate the loss of the tree by the new entrance canopy.
REASON: in the interest of visual amenity and green infrastructure.
4. Secure Cycle Storage and Parking Facilities.
Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority, a proposal for the provision of cycle parking facilities in the subject site to serve Block 2, in accordance with the minimum requirements for bicycle parking contained in Table 12.23 of the South Dublin County Development Plan 2022 - 2028.
All cycle storage facilities shall provide for:
 - Cycle security and frame locking in accordance with Garda advice or requirements and shelter or weather protection in accordance with Council requirements, and
 - Construction with durable materials, suitably finished, ventilated and
 - Maintenance of all cycle storage facilities in good condition in perpetuity.REASON: In order to ensure that the site is adequately provided with secure cycle storage facilities to encourage and facilitate the most sustainable travel patterns and to ensure that adequate facilities are provided for cyclists and those who wish to use sustainable means of transport in accordance with proper planning and sustainable development as set out in the South Dublin County Development Plan.
5. Signage Not Internally Lit.
The proposed signage shall not be internally illuminated.
REASON: In the interest of residential amenity, and the proper planning and sustainable

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development of the area.

6. **Minimise Air Blown Dust.**

During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

7. **Construction Noise and Hours.**

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

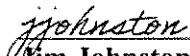
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REG. REF. SD22A/0296

LOCATION: Lands at 14, Riverwalk Block 2, Citywest Business Campus, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission 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: 24/8/22



Eoin Burke, Senior Planner