

# Comhairle Chontae Atha Cliath Theas

**PR/1090/22**

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

**Reg. Reference:** SD22A/0292      **Application Date:** 30-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 30-Jun-2022

**Correspondence Name and Address:** Diamond Architects 83, The Bracken, Marina Village, Greystones, Wicklow, A63 K162

**Proposed Development:** Construction of additional floor area of 192.43sqm to existing warehouse and office building of 1658.44sqm, alterations to layout of 152.11sqm of existing warehouse and alterations to existing parking layout to accommodate disabled parking. New first floor of 169.75sqm internally in existing warehouse, internal alterations at ground level, 2 storey extension to southern elevation of existing warehouse to accommodate new entrance lobby and all associated site works.

**Location:** Healy Chemicals Ireland Ltd, HCL House, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24

**Applicant Name:** Healy Chemicals Ireland Ltd.

**Application Type:** Permission

(CB)

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

Site Area: stated as 0.321 Hectares on the application.

Site Visit: 22 August 2022

### **Site Description**

The subject site is facing onto Second Avenue within the Cookstown Industrial Estate in Tallaght. The site is rectangular in shape and consists of a warehouse unit in an 'L' shape with vehicle parking to the front and access to the loading bay along the eastern side of the site. On either side of the site are existing industrial/warehouse units. There are existing trees and a boundary wall along the front of the site.

# Comhairle Chontae Atha Cliath Theas

PR/1090/22

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

### Proposal

Permission is being sought for a warehouse extension (circa 192.43sq.m of additional floor space) and internal works comprising the following:

- Alterations to layout of 152.11 sqm of existing warehouse;
- Alterations to existing parking layout to accommodate disabled parking.
- Construction of a new first floor of 169.75sqm internally in existing warehouse;
- And internal alterations at ground level, two storey extension to southern elevation of existing warehouse to accommodate new entrance lobby and all associated onsite works.

### Zoning

The subject site is subject to zoning objective 'REGEN': *'To facilitate enterprise and/or residential-led regeneration'*.

### Consultations

Environmental Health Department – no objections subject to conditions:

Water Services – Surface Water: **Further Information Required** / Flood Risk – no objection.

Irish Water – no objections subject to conditions.

Roads Department – **Further Information Required.**

### Submissions/Observations /Representations

None received.

### Relevant Planning History

None relating to the subject site.

North of the subject site.

#### **Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24.**

SD21A/0196 – Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m in area; construction of a 1-5 storey nursing home/step-down facility (131 bedspaces).

**REFUSE PERMISSION.**

**ABP-311568-21 – 1<sup>st</sup> Party Appeal - Refuse Permission.**

East of the subject site.

#### **Unit 22, Cookstown Industrial Estate, Tallaght, Dublin 24.**

SD05A/0087 – Change of use of existing two-storey industrial warehouse to retail warehousing; alterations to northeast elevations to include public customer entrance glazing and doors; alterations to car parking layout and associated site works.

**GRANT PERMISSION.**

# Comhairle Chontae Atha Cliath Theas

**PR/1090/22**

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

West of the subject site.

**Unit No. 1, Cookstown Square, Cookstown Industrial Estate, Tallaght, Dublin 24.**

S01A/0733 – Mezzanine floor and minor alterations to elevations.

**GRANT PERMISSION.**

### **Relevant Enforcement History**

None recorded for subject site relevant to the current application according to APAS.

### **Pre-Planning Consultation**

Brief Pre-Planning discussion has taken place on 21/06/2022 with Planning Admin with regards to the development description.

### **Relevant Policy in South Dublin County Council Development Plan 2022 – 2028**

*Section 4 Green Infrastructure*

*Section 4.1 Methodology*

*Policy GI1: Overarching*

*Section 4.2.2. Sustainable Water Management*

*Policy GI4: Sustainable Drainage Systems*

*Section 4.2.3 Climate Resilience*

*Policy GI5: Climate Resilience*

*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.*

*Section 5 Quality Design and Placemaking*

*Section 5.2.6 High Quality and Inclusive Development*

*Policy QDP7: High Quality Design – Street Frontage*

*Section 7 Sustainable Movement*

*7.10 Car Parking*

*Policy SM7: Car Parking and EV Charging*

*SM7 Objective 9: To ensure that car parking is designed in such a manner as to promote visual amenity, green infrastructure, carbon sequestration and sustainable drainage (SuDS) by applying the following requirements:*

- Provision of landscaping integrated into the design of all car parking, to include planting of native trees and pollinator species;*

# Comhairle Chontae Atha Cliath Theas

## PR/1090/22

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

- *Provision of not more than two parallel or five perpendicular spaces between trees / planting bays;*
- *Use of permeable paving, where appropriate.*

#### *Section 9 Economic Development and Employment*

##### *Section 9.2.2 Urban Growth, Regeneration and Placemaking*

##### *Policy EDE4: Urban Growth, Regeneration and Placemaking*

*EDE4 Objective 11: To support the regeneration of the Tallaght LAP lands in a co-ordinated and sustainable manner in accordance with the Tallaght Town Centre LAP 2020 or any superseding plan whilst ensuring the lands particularly Cookstown, remain a sustainable employment area to ensure environmentally short journeys to places of employment and to ensure the residential impact of the REGEN zoning does not instigate the decline in the employment capacity and sustainability of the area.*

#### *Section 11 Infrastructure and Environmental Services*

##### *Section 11.1 Water Supply and Wastewater*

##### *Policy IE2: Water Supply and Wastewater*

##### *Section 11.2 Surface Water and Groundwater*

##### *Policy IE3: Surface Water and Groundwater*

*IE3 Objective 2: To maintain and enhance existing surface water drainage systems in the County and to require Sustainable Drainage Systems (SuDS) in new development in accordance with objectives set out in section 4.2.2 of this Plan including, where feasible, integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.*

##### *Section 11.3 Flood Risk Management*

##### *Policy IE4: Flood Risk*

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

##### *Policy IE8: Environmental Quality*

#### *Section 12 Implementation and Monitoring*

##### *Section 12.4.2 Green Infrastructure and Development Management*

##### *Section 12.5.3 Density and Building Heights*

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

##### *Section 12.7.1 Bicycle Parking / Storage Standards*

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

##### *Section 12.7.6 Car Parking Design and Layout*

##### *Section 12.9.1 Regeneration Zone*

# Comhairle Chontae Atha Cliath Theas

**PR/1090/22**

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

### *Section 12.11.1 Water Management*

#### **Tallaght Town Centre Local Area Plan 2020**

##### *2.1 Introduction*

- *To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);*
- *To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2).*

##### *2.4 Land Use and Urban Function*

###### *2.4.1 Types of Development and Land Use Mix*

###### *2.4.3 Changing Nature of Areas*

##### *2.5 Neighbourhoods*

*Cookstown: An attractive mixed use residential led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre.*

##### *3.0 Neighbourhoods*

###### *3.3 Cookstown*

##### *5.0 Residential and Community*

##### *7.0 Climate Change: Mitigation and Adaptation*

##### *8.0 Implementation and Sequencing*

##### *9.0 Tallaght Specific Development Standards*

#### **Relevant Government Guidelines**

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

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

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 relate to:

- Zoning and Council Policy;
- Visual and Use Amenity;

# Comhairle Chontae Atha Cliath Theas

PR/1090/22

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

- Services and Drainage;
- Water and Wastewater;
- Traffic and Parking;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### *Zoning and Council Policy*

The proposed development is consistent in principle with zoning objective 'REGEN': *'To facilitate enterprise and/or residential-led regeneration'*. Warehousing is Open for Consideration under this zoning. An extension to an existing warehouse is therefore acceptable subject to an assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in the County Development Plan.

The subject site is located within the Cookstown Neighbourhood under the Tallaght Town Centre Local Area Plan 2020. The description for this neighbourhood is *'An attractive mixed-use residential and employment led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre, which will support existing businesses and additionally support the expansion of further small to medium size businesses and will continue to provide support for higher intensity employment.'*

Having regard to the scale of the proposed extension, the established nature of the site, the adjoining uses and the location of the site in the context of Cookstown, it is considered that the subject extension is acceptable and will not adversely impinge on the delivery of the Tallaght Local Area Plan.

### *Visual and Use Amenity*

The proposed development would provide for an additional floor area at first floor level over the east side of the existing warehouse with a floor plate measuring approx. 17.9m by 11.2m. The proposed development also comprises internal reconfigurations over 152.11sqm at ground floor level, below the proposed floor addition. Overall, the reconfigurations and the additional floor space would allow for staff kitchen, meeting room, training/function room, storage and toilets, ancillary to the warehouse use. A lobby is to be provided at the entrance to the newly reconfigured floor space on the southern façade, measuring approx. 4m by 2.6m and accessed via a set of stairs and a lift for disabled access. The 2-storey lobby would be glass clad and a small section of planting would be provided to mark the entrance. The Planning Authority has concerns with regard to the mention of 'signage' over the lobby area on the proposed First Floor Plan drawings and the lack of detail relating to said signage. This should be queried through a request for **further information**.

### *Services and Drainage*

# Comhairle Chontae Atha Cliath Theas

PR/1090/22

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

Water Services have reviewed the proposed development and recommend Further Information with regards to surface water:

- 1.1 Submit a report showing surface water attenuation calculations for proposed development. Show what surface water attenuation is required in m<sup>3</sup> and show also what surface water attenuation is provided in m<sup>3</sup>. Surface water attenuation shall be provided by means of SuDS (Sustainable Drainage Systems).
- 1.1 Submit a drawing showing what SuDS care proposed for the development. Examples of SuDS can be found in SuDS Guide on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#).

There is no objection with regards to flood risk.

### ***Water and Wastewater***

With regard to water and foul drainage Irish Water have no objections subject to conditions:

*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.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

*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.*

*Reason: In the interest of public health and to ensure adequate water facilities*

### ***Traffic and Parking***

The current car parking arrangements are to remain in place to the front of the existing warehouse, to the left of the site access point. The proposed development would include a disabled car parking space to the right of the existing warehouse building entrance. Currently, there are no bicycle parking storage associated with the development. The Planning Authority have concerns over the crossing of the staff members from the car park and the disabled car parking space over to the proposed lobby and staff area as it would cut through the path of HGV vehicles accessing the

# Comhairle Chontae Atha Cliath Theas

**PR/1090/22**

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

loading bay. Markings and an appropriate footpath leading to the lobby entrance should be required. There is an opportunity for SuDs measures to be included as part of a redesign.

Roads Department have also recommended the following Further Information items:

1. The applicant is requested to submit a revised layout not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 12.23: Minimum Bicycle Parking Rates– SDCC County Development Plan 2022-2028.
  - a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
  - b. All external bicycle parking spaces shall be covered.
  - b. Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.
1. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 20% vehicular parking spaces to be equipped with electrical charging points.

REASON: In the interest of sustainable transport.

### ***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.

### ***Screening for Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

### **Conclusion**

Having regard to the:

- Provisions of the South Dublin County Development Plan 2022-2028 and the Tallaght Local Area Plan 2020,
- The drainage and SuDs requirements,
- Irish Water requirements.
- The traffic and car parking standard of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy, would not provide a safety hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.



# Comhairle Chontae Atha Cliath Theas

PR/1090/22

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

### Recommendation

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

1. The information submitted with the application does not provide enough detail with regards to movements of pedestrians around the car park and the provision of bicycle parking, therefore the applicant is requested to provide the following:
  - a) A revised layout not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 12.23: Minimum Bicycle Parking Rates- SDCC County Development Plan 2022-2028.
    - i. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
    - ii. All external bicycle parking spaces shall be covered.
    - iii. Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.
  - b) Provide 5% of vehicular parking spaces for mobility impaired users, and 20% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.
2. The information submitted with the application does not offer enough detail to make a full assessment with regards to drainage, therefore the applicant is requested to submit the following:
  - a) A report showing surface water attenuation calculations for proposed development. Show what surface water attenuation is required in m<sup>3</sup> and show also what surface water attenuation is provided in m<sup>3</sup>. Surface water attenuation shall be provided by means of SuDS (Sustainable Drainage Systems).
  - b) A drawing showing what SuDS are proposed for the development. Examples of SuDS can be found in SuDS Guide on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#).
3. The Planning Authority notes from the Proposed New First Floor Plan, drawing No. 21-300P11B that signage is to form part of the proposed development. However, the proposed elevations do not show details of any signage, nor does the development description mention signage on the statutory notices.  
The Planning Authority requests the applicant to provide details of any signage proposed and if necessary submit revised notices.

# Comhairle Chontae Atha Cliath Theas

PR/1090/22

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

REG. REF. SD22A/0292

LOCATION: Healy Chemicals Ireland Ltd, HCL House, Second Avenue, Cookstown  
Industrial Estate, Tallaght, Dublin 24

*jjohnston*  
\_\_\_\_\_  
Jim Johnston,  
Senior Executive Planner

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 24/08/2022

*Colm Harte*  
\_\_\_\_\_  
Colm Harte,  
Senior Executive Planner