

Comhairle Chontae Atha Cliath Theas

PR/1170/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0308 **Application Date:** 22-Jul-2022
Submission Type: New Application **Registration Date:** 22-Jul-2022

Correspondence Name and Address: Fingal Planning Consultants Suite 7C, Balbriggan Street, Skerries, Co. Dublin

Proposed Development: 2 two storey extensions to side of existing building (similar to lapsed planning SD17A/0067) and a canopy to front of existing building.

Location: Greenogue Industrial Estate, Unit B1-B2, Greenogue, Rathcoole, Co. Dublin

Applicant Name: P&R Doyle Ltd.

Application Type: Permission

Description of Site and Surroundings

Site Description:

The subject site is a corner site located within the established Greenogue Industrial Estate, at the end of a terrace of industrial/warehouse units. The site is comprised of a two-storey warehouse building and is bound to the north and east by further warehouse buildings, to the south by the R120 and an internal roadway for the industrial estate to the west.

Site Area:

Stated as 0.057 Ha.

Proposal

Permission is sought for the following:

- The provision of 2 No. extensions each projecting approximately 3.2m out from the southwestern and southeastern corners of the existing industrial building and each spanning an approximate length of 7m, with a flat roof profile with an approximate height of 6.7m.
- The proposed extension will increase the gross floor area of the existing industrial unit by approximately 73.6 sq m, providing a refrigerator unit and load-in bay with pallet hoist at ground floor level and an office and tray wash with pallet hoist at first-floor level. The extension will result in elevational amendments to the existing unit in the form of 2 No. first-floor level windows and a roller shutter door in the side (southern) elevation.
- The provision of a canopy projecting approximately 4m out from the front of the existing building, spanning an approximate width of 19.35m and with a height of approximately 5m stepping downwards to approximately 3.9m.
- All ancillary works above and below ground.

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Zoning

The site is zoned objective EE – *'To provide for enterprise and employment related uses'* in the South Dublin County Development Plan 2022-2028.

Consultations

Drainage and Water Services Department – No objection, subject to conditions.

Irish Water – No objection, subject to conditions.

Roads Department – No objection.

Parks Department – No objection.

HSE Environmental Health Officer – No report was received at the time of writing this Report.

Irish Aviation Authority – No objection.

Department of Defence – No report was received at the time of writing this Report.

SEA Sensitivity Screening

No overlap is indicated with any relevant environmental layers.

Submissions/Observations /Representations

Last date for submissions/observations – 25th August 2022.

None received.

Relevant Planning History

Subject site

SD17A/0067

Two new extensions to the south side of the building consisting of a load in area with a store above and a tray wash area with an office above and all ancillary works. **SDCC Decision:** Grant Permission, subject to conditions. **NB:** This permission does not appear to have been enacted and thus the proposed development of this Planning Application is similar in nature.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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Relevant Policy in South Dublin County Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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.

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.

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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.

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.

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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:

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.

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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.

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)

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

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

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009).

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

Assessment

The main issues for assessment relate to the following items:

- Zoning and Council policy.
- Visual Impact.
- Vehicular Access and Parking.
- Drainage and Water Services.
- Green Infrastructure.
- Screening for Appropriate Assessment.
- Screening for Environmental Impact Assessment.

Zoning and Council Policy

The site is zoned objective EE – *‘To provide for enterprise and employment related uses.’* Warehousing is ‘Permitted in Principle’ under this zoning objective.

The proposed development is considered ancillary to the established industrial unit which is operated as a meat processing facility and thus is considered appropriate having regard to the zoning objective outlined in the South Dublin County Development Plan 2022-2028.

Visual Impact

The proposed development is comprised of the provision of 2 No. extensions each projecting approximately 3.2m out from the southwestern and southeastern corners of the existing industrial building and each spanning an approximate length of 7m, with a flat roof profile with an approximate height of 6.7m. The proposed extension will increase the gross floor area of the existing industrial unit by approximately 73.6 sq m. The extension will result in elevational amendments to the existing unit in the form of 2 No. first-floor level windows and a roller shutter door in the side (southern) elevation.

The proposed development also includes the provision of a canopy projecting approximately 4m out from the front of the existing building, spanning an approximate width of 19.35m and with a height of approximately 5m stepping downwards to approximately 3.9m.

These changes are considered acceptable and will not have a significant visual impact having regard to the receiving context of the subject site which is situated within the Greenogue Industrial Estate.

Vehicular Access and Parking

The proposed development of this Planning Application does not appear to alter the vehicular access arrangements for the subject site or the existing car parking provision.

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No new car parking spaces are proposed, however given the minimal increase in the gross floor area of the unit, this is considered acceptable.

The Roads Department have assessed the proposed development and have indicated no objection.

Drainage and Water Services

The Drainage and Water Services Department have assessed the proposed development and indicated no objection, subject to the following **CONDITIONS**:

- '(i) 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. Examples include but are not limited to:
 - Rain Gardens, Planter boxes with overflow connection the public surface water sewer.
 - Other such SuDS.*
- (ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- (iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.'*

Irish Water have assessed the proposed development and indicated no objection, subject to the following **CONDITIONS**:

- '(i) All development shall be carried out in compliance with Irish Water's water Standards codes and practices.*
- (ii) All development shall be carried out in compliance with Irish Water's wastewater standards, codes, and practices.'*

Should the Planning Authority be minded to Grant Permission for the proposed development, the recommended **CONDITIONS** regarding the drainage and water services infrastructures should be attached.

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). Having regard to the nature and scale of the proposed development, i.e., a relatively small extension to an existing industrial unit, and considering the proposed extension

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will be constructed on an area of existing hardstanding, it is considered that it will not significantly impact on the Green Infrastructure network.

Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The subject site is comprised of an established industrial unit and the proposed development is for the provision of a relatively small extension to the existing unit.

Having regard to:

- the small scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Environmental Impact Assessment

Having regard to the modest nature of the 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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Other Considerations

Development Contributions

| Development Contributions | |
|--|--|
| Planning Reference Number | SD22A/0308 |
| Summary of permission granted & relevant notes: | 2 two storey extensions to side of existing building (similar to lapsed planning SD17A/0067) and a canopy to front of existing building. |
| Are any exemptions applicable? | No |
| If yes, please specify: | N/A |
| Is development commercial or residential? | Commercial |
| Standard rate applicable to development: | 98.76 |
| % Reduction to rate, if applicable (0% if N/A) | 0 |
| Rate applicable | €98.76 |
| Area of Development (m2) | 73.6 |
| Amount of Floor area, if any, exempt (m2) | 0 |
| Total area to which development contribution applies (m2) | 73.6 |
| Total development contribution due | €7,268.74 |

SEA Monitoring Information

| SEA Monitoring Information | |
|---------------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq m) |
| Extension to existing industrial unit | 73.6 sq m |
| Land Type | Site Area (Ha) |
| Brownfield / Urban Consolidation | 0.057 Ha |

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the proposed alterations to the existing industrial unity, it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, 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 the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development 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. External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the existing industrial unit its context.
REASON: In the interest of visual amenity.
3. Neither the existing nor the proposed development shall be used for the direct sale or supply of goods to visiting members of the public.
REASON: To prevent unauthorised development and to ensure that the use of the subject development accords with zoning objective of the application site and does not adversely impact the vitality and viability of existing town/district centres.

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4. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Fully detailed foul and surface water drainage plans plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples include but are not limited to Rain Gardens, Planter boxes with overflow connection the public surface water sewer, rainwater butts and other such SuDS. In preparing such drawings, the Applicant should have regard to the Sustainable Drainage Explanatory Design and Evaluation Guide available on the South Dublin County Council website.

(b) The Applicant shall ensure there is complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(d) All development shall be carried out in compliance with Irish Water's Standards, Codes and Practices in relation to water and wastewater infrastructure.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

5. The existing and proposed office use shall be ancillary to the main industrial use of the building and shall not be leased or sold separately.

REASON: In the interest of the proper planning and sustainable development of the area.

6. No advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission for a separate planning application.

REASON: In the interest of orderly development and the visual amenities of the area.

7. There shall be not external display or storage of goods, produce, waste, packaging or crates, machinery or equipment on this site at any time other than in screened storage areas that shall be subject to the written consent of the Planning Authority, having regard to the reasonable justification and circumstances.

REASON: In the interest of the visual amenities of the area.

8. Noise Tones During Evening and Night.

Clearly audible and impulsive tones at noise sensitive locations during evening and night time as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 (currently 19:00 – 07:00). shall be avoided irrespective of the noise level.

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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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

9. 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.

10. 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

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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.

11. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7,268.74 (Seven Thousand, Two Hundred and Sixty Eight Euro and Seventy Four Cent), 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 Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

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

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0308

LOCATION: Greenogue Industrial Estate, Unit B1-B2, Greenogue, 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 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:

15/09/22



Gormla O'Corrain, Senior Planner