

# Comhairle Chontae Atha Cliath Theas

**PR/1184/22**

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

**Reg. Reference:** SD22A/0313      **Application Date:** 26-Jul-2022  
**Submission Type:** New Application      **Registration Date:** 26-Jul-2022

**Correspondence Name and Address:** Patrick Kavanagh, Thornton O'Connor Town  
Planning 1, Kilmacud Road Upper, Dundrum, Dublin  
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**Proposed Development:** Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2 units (Unit 1 & Unit 2) at the 4.04ha site comprising of reduction of 237sq.m of warehouse floor area on the ground floor due to, change of use of 63sq.m of warehouse floor area to office floor area, change of use of 91sq.m of warehouse floor to staff facilities floor area on the ground floor plan, and the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area; Change of use of 14sq.m of staff facilities floor area to office floor area at the ancillary office ground floor plan; Change of use of 14sq.m of office floor area to staff facilities floor area over 1st & 2nd floor plan; Reduction of 28sq.m of office over 1st and 2nd floor plan to facilitate structural alignment; Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations; Elevational changes, omission of 5 dock levellers & associated canopy and addition of 1 fire escape door to the building's southern elevation; Addition of 2 fire escape doors to the building's northern elevation; Alterations to Unit 2 are as follows, omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in, change of use of 40sq.m of office floor area to warehouse floor area and change of use of 76sq.m of staff facilities floor area to warehouse floor area on the ground floor; Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63sq.m; Alteration to the ancillary office/staff facilities block resulting in, a reduction of 101sq.m of office floor area and addition of 11m<sup>2</sup> of staff Facilities floor area on ground floor plan; Reduction of 104sq.m of office

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floor area & 52sq.m of staff facilities floor area over 1st & 2nd floor plan; Elevational changes, a reduction of 2 level doors and addition of 6 dock leveller doors & associated canopy to the building's north-eastern elevation; Associated site plan and drainage adjustments.

**Location:** Brownsbarn, Citywest Campus, Dublin 24.  
**Applicant Name:** Exeter Ireland IV B Limited  
**Application Type:** Permission

(SW)

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

Site Area: stated as 4.04 Hectares on the application.

### **Site Description**

The subject site is located to the north of N7 and is bounded to the north and west by the National Vehicle Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261). The Royal Garter Stables currently has permission to operate as a speciality bicycle retail store. The subject site is currently vacant and is grassed with established vegetation across the site, particularly on the western and northern boundary. A watercourse, identified as a Camac tributary, runs along the western boundary and is heavily vegetated. The ground is largely uneven and drops down from Brownsbarn Drive towards the western boundary.

### **Proposal**

Permission is being sought for the following works:

- Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2 units (Unit 1 & Unit 2) at the 4.04ha site comprising of
  - reduction of 237sq.m of warehouse floor area on the ground floor due to, change of use of 63sq.m of warehouse floor area to office floor area, change of use of 91sq.m of warehouse floor to staff facilities floor area on the ground floor plan, and the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area;
  - Change of use of 14sq.m of staff facilities floor area to office floor area at the ancillary office ground floor plan;
  - Change of use of 14sq.m of office floor area to staff facilities floor area over first & 2nd floor plan;

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- Reduction of 28sq.m of office over 1st and 2nd floor plan to facilitate structural alignment;
- Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations;
- Elevational changes,
  - omission of 5 dock levellers & associated canopy and addition of 1 fire escape door to the building's southern elevation;
  - Addition of 2 fire escape doors to the building's northern elevation;
  - Alterations to Unit 2 are as follows, omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in, change of use of 40sq.m of office floor area to warehouse floor area and change of use of 76sq.m of staff facilities floor area to warehouse floor area on the ground floor;
  - Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63sq.m;
- Alteration to the ancillary office/staff facilities block resulting in, a reduction of 101sq.m of office floor area and addition of 11m<sup>2</sup> of staff Facilities floor area on ground floor plan;
- Reduction of 104sq.m of office floor area & 52sq.m of staff facilities floor area over 1st & 2nd floor plan;
- Elevational changes,
  - a reduction of 2 level doors and addition of 6 dock leveller doors & associated canopy to the building's north-eastern elevation;
- Associated site plan and drainage adjustments.

### **Zoning**

The subject site is subject to Zoning Objective 'EE': 'To provide for enterprise and employment related uses'.

CDP – Bird Hazards, inner horizontal surface (Casement)

There is a Road Proposals – 6 Year designation to the north of the subject site (not within the site).

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### Consultations

Water Services – additional information requested.

Roads – additional information requested.

Parks – no report received at time of writing.

Heritage - no report received at time of writing.

IAA – No observations.

Inland Fisheries – no report received at time of writing.

DOD – no report received at time of writing.

EHO – no report received at time of writing.

Irish Water – additional information requested.

SEA Sensitivity Screening – Overlap indicated with the Strategic Flood Risk Assessment (SFRA) B flood risk layer. The site also adjoins the site of Protected Structure RPS No. 261 Royal Garter Stables.

### Submissions/Observations /Representations

None.

### Relevant Planning History

#### *Subject site*

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; 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.**

SD10A/0010 & ABP Ref. PL06S.236426

Single storey "McDonalds" fast food restaurant (300sq.m.) with drive-through facility and including all associated site development and infrastructural works, road realignment works, landscaping service plant and surface car parking on a site of 0.49 ha. The application also

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includes for 1 no. Totem sign (internally illuminated), 6 no. internally illuminated signs and 2 no. speaker boxes. **Permission refused by SDCC and An Bord Pleanala. The proposal was refused by ABP for two reasons, firstly, having regard to the zoning objective of the site it was considered that the proposed development, by reason of the generation of non-industrial related traffic movements would contribute to the diminution of the traffic carrying capacity of a national route, would lead to the premature and unacceptable reduction in the level of service available to road users and reduce the benefit from the substantial investment made in the national road network. Secondly, having regard to the nature and scale of the development and associated advertising signs it was considered that it would adversely affect the setting of the protected structure the Royal Garter Stables.**

S00A/0602

Revised layout and location of ESB sub-station/refuse area/air handling plant/service enclosures, car parking and associated site development works with access from new interchange on Naas Road at Site 3034/3044, on previously approved permission Register Ref. S00A/0059.

**Permission granted.**

### ***Adjacent and surrounding sites***

#### **Petrol Station and Distributor Roads**

SD03A/0084 & ABP Ref. PL06S.204371

Construct a new Petrol Service Station consisting of a new single storey retail shop building, new A.T.M. facility, new forecourt, new underground tank farm, new illuminated canopy, new car wash facility, new trash compound & new tech room, new service bay, new illuminated signage and ancillary works. **Permission granted by ABP.**

SD02A/0377

Site development works consisting of distributor roads from the existing roundabout at the Citywest Interchange and serving the site, surface water, sewers, attenuation pond, diversion of foul sewer, construction of a section of the Boherboy Watermain and other services and to construct filling to raise existing ground levels on lands zoned to provide for industrial and related uses. **Permission granted.**

#### **Protected Structure Royal Garter Stables**

SD17A/0324

The refurbishment of 279.4sq.m of existing derelict outbuildings at ground and first floor level for use of the refurbished areas of the outbuildings as a speciality bicycle retail store subsequent to the change of use, Planning Reference SD17A/0131, including the removal of existing asbestos roof, replacement roof structure and finishes and modifications to the existing façade including the insertion of new windows/doors. Permission for use of the refurbished areas of the

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outbuildings as a speciality bicycle retail store subsequent to the change of use, Planning Reference SD17A/0131. **Permission granted.**

SD17A/0131

Change of use from restaurant and public house to use as a speciality bicycle retail store with associated ancillary uses to include repair/servicing workshops, custom fitting facilities and staff and customer facilities, comprising ground floor area of 699.6sq.m and a first floor area of 568.9sq.m. It is to be noted that the current structure on site, which comprises Brownsbarn Bar and Restaurant, is identified as Protected Structure, RPS Ref. 261. **Permission granted.**

Vehicle storage to west and north of subject site

SD17A/0220 & ABP Ref. PL06S.301182

1.512ha area of gravel surfacing to provide outdoor, uncovered vehicle storage for up to 1,878 vehicles. **Permission granted by SDCC. First party appeal to ABP in regard to conditions. ABP decided to attach and remove conditions.**

SD05A/0442 & ABP Ref. PL06S.215245

Site development works to provide storage of motor vehicles (cars & trucks) to include fencing, landscaping / mounds, surfacing, drainage, security hut, lighting masts, CCTV masts.

**Permission granted by SDCC. First party appeal to ABP in regard to contributions. ABP decided to attach conditions.**

### **Relevant Enforcement History**

S8923 Alleged non-compliance of conditions 1 and 11 SD21A/0162 **Live**

### **Pre-Planning Consultation**

None recorded for subject site according to APAS.

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

#### *3.5.2 Protected Structures*

Policy NCBH19: Protected Structures Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

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#### *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.*

##### *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.*

##### *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.*



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### *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.*

### *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.*

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#### *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.*

#### *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*

##### *12.3.7 Protected Structures*

##### *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 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).

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

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### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Architectural Conservation;
- Design and Layout;
- Traffic and Parking;
- Landscaping;
- Heritage;
- Services and Drainage;
- Environmental Health;
- Aviation Safety;
- Appropriate Assessment; and
- Environmental Impact Assessment.

### ***Zoning and Council Policy***

The proposed development would amend an existing permitted warehouse development.

The proposal would result in the following changes:

- Change of use from warehouse to office (ancillary), staff facilities (ancillary)
- Reduction of 28sq.m office space
- Internal alterations
- Elevational changes
- Ancillary building alteration resulting in reduction of 101sq.m office
- Site and drainage adjustments

The proposal therefore alters ancillary elements to the main warehouse development and is consistent in principle with Zoning Objective 'EE': 'To provide for enterprise and employment related uses'. Warehousing is Permitted in Principle under this Zoning Objective.

Offices 100sq.m – 1,000sq.m in size are Open for Consideration under Zoning Objective EE. The alterations to the office space represent an overall reduction to that previously granted. The proposed office accommodation would remain ancillary to the warehouse use and is therefore considered to be consistent in principle with the EE zoning.

### ***Architectural Conservation***

Conditions were attached to SD21A/0162, as follows:

*“Materials, Finishes and Colours*

*Prior to the commencement of development, the applicant/developer shall submit revised materials, finishes and colours for the warehouse units for the written agreement of the Planning Authority, following consultation with SDCC's Architectural Conservation Officer.*

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*REASON: To ensure the final materials and colour palette achieves a coherent finish within the site context and adjacent to a Protected Structure Site in providing a suitable colour which can assist in continuing to minimise visual impacts”.*

Should planning permission be granted, a condition is recommended linking the parent permission. It is noted that there is currently a compliance submission in this regard.

#### ***Design and Layout***

##### Design

The proposed elevational changes would not have a significant impact. The internal changes would have no impact.

##### Layout

The proposal does not impact the overall layout.

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

The Roads Department has reviewed the proposed development and states no objection subject to the following additional information:

1. *HGV swept path analysis is required showing access/egress movements at all dock levellers.*
2. *Applicant to submit a revised drawing showing proposed locations of EV points (20% of spaces must have EV charging capacity).*

Given there is an existing permission for the site and the HGV / parking areas are permitted, conditions are recommended.

#### ***Landscaping and Green Infrastructure***

No report has been received from the Parks and Public Realm Department; however, it is noted that the overall layout is not impacted.

The subject application provides for amendments to a permitted development, which do not increase footprint. The site is located within a Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1 (Corridor 5). Whilst the site is located within a Primary Corridor, it is considered that the impact on GI has been addressed through the parent application, as this proposal does not alter the footprint / hardstanding areas.

#### ***Heritage***

No report has been received from Heritage Officer; however, it is noted that the overall layout is not impacted.

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### ***Services and Drainage***

Water Services has reviewed the proposed development and has requested additional information. Irish Water has requested additional information also. Conditions are recommended in event of grant.

### ***Environmental Health***

The H.S.E. Environmental Health Officer has not provided comments; however, it is noted that the proposal has not been substantially altered and would not give rise to significant additional impacts to the permitted development.

### ***Aviation Safety***

The IAA has no observations. The DoD has not provided comments; however, it is noted that the proposal has not substantially altered and would not give rise to significant additional impacts to the permitted development.

### ***Enforcement***

There is active enforcement on the site. A condition is recommended in event of grant ensuring the proposal only grants permission as per that described in the notices.

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

The applicant has provided a Screening for Appropriate Assessment report from JBA Consulting (under SD21A/0162).

Having regard to the small scale nature of the changes, 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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### **Development Contributions**

Warehouse Unit 1 =

6,746sq.m warehouse  
397sq.m office  
488sq.m staff facilities

Warehouse Unit 2 =

5,120sq.m warehouse  
286sq.m office  
295sq.m staff facilities  
4 HGV parking spaces = 241.5sq.m

Assessable area: 13,573.5sq.m

### **Development Contributions**

<b>Planning Reference Number</b>	
<b>Summary of permission granted:</b>	Warehouse development of 2 units, HGV parking
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	
<b>Is development commercial or residential?</b>	Commercial
<b>Standard rate applicable to development:</b>	98.76
<b>% Reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	98.76
<b>Area of Development (m2)</b>	13573.5
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	13573.5
<b>Vehicle display areas/ Open storage spaces</b>	0
<b>Rate applicable</b>	€9.88
<b>Contribution</b>	€0.00
<b>Total development contribution due</b>	€1,340,518.86

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### **SEA monitoring**

Building Use Type Proposed: Warehouse development

Floor Area: 13,573.5sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 4.04 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that subject to conditions, the proposed development would be in compliance with Council policy, 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.

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#### 2. Previous Permissions

The applicant shall comply with all conditions of previous permission Reg. Ref. SD21A/0162 unless otherwise stated.

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

#### 3. Development Permitted

Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.

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

#### 4. Roads.

a. Prior to the commencement of development, the applicant shall submit a revised layout plan indicating:

- i. 1.HGV swept path analysis showing access/egress movements at all dock levellers.
- ii. proposed locations of EV points (20% of spaces must have EV charging capacity).

b. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.

c. Prior to the commencement of development, the applicant shall submit a Public Lighting Design for the development for the written agreement of the Planning Authority.

REASON: In the interests of sustainable transport and highway safety.

#### 5. Drainage - Irish Water.

(a) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(b) Prior to the commencement of development, the applicant shall obtain a letter of confirmation of feasibility for proposed development.

(c) Prior to the commencement of development, the applicant shall submit a Pre connection enquiry with Irish Water for proposed development.

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

#### 6. Irish Water Connection Agreement.

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

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.



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7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,340,518.86 (One million three hundred and forty thousand five hundred and eighteen euro and eighty six 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 shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

# Comhairle Chontae Atha Cliath Theas

PR/1184/22

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

REG. REF. SD22A/0313

LOCATION: Brownsbarn, Citywest Campus, Dublin 24.

  
\_\_\_\_\_  
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: 19/09/2022

  
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Deirdre Kirwan,  
Senior Exexutive Planner