

Comhairle Chontae Atha Cliath Theas

PR/1247/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0329 **Application Date:** 11-Aug-2022
Submission Type: New Application **Registration Date:** 11-Aug-2022

Correspondence Name and Address: McArdle Doyle Limited 2nd Floor, Exchange Building, The Long Walk, Dundalk, Co. Louth

Proposed Development: Demolition of an existing building, 2 new portacabins, a power wash enclosure, fences, gantry and fuel dispensers, revisions to internal site layout to include new vehicular and pedestrian movement arrangements. revised bund walls, relocated stepped access route of tank farm and bottom loading skid, construction of new forecourt fuel area with 2 pump dispensers, new payment building, new single storey office building, new services area with 2 car parking spaces, 12 staff car parking spaces and 8HGV/Tanker parking spaces, all other associated underground and overground infrastructure, drainage, lighting, landscaping, and site development works.

Location: Jones Oil, Greenhills Road, Tallaght, Dublin 24

Applicant Name: Jones Oil Limited

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.471 hectares.

Site Description:

The application site comprises a fuel depot located to the east of Greenhills Road, located behind an existing petrol station and surrounded by industrial warehouse units. The site comprises several above ground fuel tanks, ad hoc portacabins, a pumping station and a two-storey office building. The site is currently sectioned off by a metal palisade fence and is entirely hard surfaced. The surrounding area is industrial in nature.

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Proposal:

Permission is sought for the following:

- Demolition of existing building, 2 no. portacabins, power wash enclosure, fence, gantry and fuel dispensers
- Alterations to internal site layout, including vehicular and pedestrian movement arrangements, revised bund walls, relocated stepped access route of tank farm and bottom loading skid
- Construction of forecourt fuel area with 2 no. pump dispensers, payment building (4.4 sq.m), single storey office building extension (36.6 sq.m), services area with 2 no. car parking spaces, 12 no. staff car parking spaces and 8 HGV/tanker parking spaces
- All other associated site works

Zoning:

The site is subject to two zoning objectives:

- 'EE' – *'To provide for enterprise and employment related uses.'*
- 'REGEN' – *'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.'*

Consultations:

Internal Consultees

Public Realm – No objection, **conditions** recommended

Roads – No objection, **conditions** recommended

Water Services – **Additional information** recommended

Waste Management – No objection, **conditions** recommended

External Consultees

Irish Water – **Additional information** recommended

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

Inland Fisheries – No response received.

SEA Sensitivity Screening

SEA monitoring indicates no overlap with relevant sensitive layers.

Submissions/Observations /Representations

Submission expiry date – 14 September 2022

No submissions or observations received.

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Relevant Planning History

SD15A/0139: Removal from site of 1 existing portacabin, 1 timber hut and 2 containers. The relocation within the site of the following elements; an existing portacabin in office use (c.40sq.m) and existing vehicle wash facility (for use by Jones Oil vehicles only to include the diversion of the resulting water via an existing interceptor to the foul sewer) and 1 existing auto diesel fuel dispenser. The development will also consist of the provision of 1 additional auto diesel fuel dispenser, new underground pipes, above ground truck loading system to south of existing tanks, an additional c. 237sq.m area of hardstanding and all site development works above and below ground. **Permission granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

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.

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:

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

QDP11 Objective 2:

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

QDP11 Objective 3:

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

Chapter 9 Economic Development and Employment

Policy EDE1: Overarching

Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth.

EDE1 Objective 6:

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:

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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)

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

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Use and Visual Amenity
- Roads
- Green Infrastructure
- Water Supply and Wastewater
- Waste Management
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to two zoning objectives:

- 'EE' – *'To provide for enterprise and employment related uses'*.
 - Permitted in principle uses – Fuel Depot, Heavy Vehicle Park, Office less than 100 sq.m, Petrol Station,
 - Open for consideration uses – Offices 100 sq.m-1,000 sq.m
 - Not permitted uses – N/A
- 'REGEN' – *'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.'*
 - Permitted in principle uses – Office less than 100 sq.m, Offices 100 sq.m – 1,000 sq m, Petrol Station
 - Open for consideration uses – N/A
 - Not permitted uses – Fuel Depot, Heavy Vehicle Park

It is noted that there is an established use at the site as a fuel depot/service station and that this application seeks to upgrade, refurbish and replace the existing facilities. In this regard, the works are considered acceptable in principle and compliant with the Development Plan.

Tallaght Town Centre Local Area Plan 2020 (LAP)

The site is located within the Greenhills Neighbourhood of the LAP, with a vision to be *'An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park.'*

The land use mix / urban function of Greenhills is identified as being *'Predominantly business, enterprise and employment area with higher value commercial, industry and distribution and potential for limited mixed uses along Greenhills Road, proximate to Airton Road, where it can integrate effectively with existing and established uses.'* A key objective for the neighbourhood is GH1 *'intensification of use to higher value commercial and employment uses.'*

In relation to building height, *'it is expected that industrial buildings will generally be low rise, and this would be supported.'* Figure 3.16 which provides the Overall Urban Structure plan for Greenhills indicates the existing use on the plan and does not provide a target building height for any of the sites off Greenhills Road.

It is considered that the scale of development and continuation of its use is in compliance with the vision for the area, as supported by Figure 3.16.

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Use and Visual Amenity

Office Extension

A **44 sq.m single storey, flat roof office block** would be constructed, adjoining the existing two-storey office block on the site. The location of the office block would obscure a window on the west elevation of the existing building, resulting in an office not served by any natural light. While this is not ideal, given the existing location of the office building, its orientation and the scale of development proximate to the office, it is not considered that the room would receive much natural light and therefore this would not be a significant impact. The office extension would provide an office area, accessible toilet and managers office. The building would have access and glazing along the northern elevation. Given the scale of the office block and the location within an established industrial area, the works are considered acceptable.

Internal Layout Alterations

The existing gantry and fuel dispensers would be removed, and a new 2-island forecourt would be provided, serving 4 no. vehicles. A proposed service area with air, water and vacuum facilities would be provided along the northern site boundary, proximate to a payment building, replacing an existing portacabin which is to be removed. A portacabin would be removed, adjacent to the remaining electrical building at the west of the site, to provide 4 no. tanker parking bays. Car parking at the site would increase from 8 no. spaces to 12 no. spaces.

These works are all consistent with the existing use of the site and the surrounding area.

No works are proposed to the existing tanks. A bottom loading skid would be relocated within the site, and this is not considered to be a significant change.

Signage

No signage has been proposed as part of the application. Signage would be subject to relevant exempted development provisions.

Roads

The Roads Department have reviewed the application and have stated no objection to the development, recommending the following **conditions**:

1. *The current entrance/exit gate must become an 'Entrance-Only Gate' and therefore must cease to allow traffic to exit through it. Prior to commencement, applicant to detail the restrictions/signage that will be in place to deter drivers from exiting through the entrance only gate which must be agreed with the Roads Forward Planning Team.*
2. *Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting Team.*

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These conditions are considered appropriate to ensure traffic safety in, and around, the site.

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). The site is currently comprised entirely of hard surface tarmac and buildings/infrastructure associated with the use of the site as a fuel depot.

The Public Realm section have reviewed the application and have stated no objection to the development, recommending the following **conditions**:

1. *Landscape Plans*

No works or development shall take place until full details of both hard and soft landscape works to be carried have been lodged with the Planning Authority for agreement by Public Realm by the applicant, owner or developer; these details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out to the first use/ occupation of the development. The soft landscape works shall be carried out within the first available planting season (October to March inclusive) following the commencement of the development. If within a period of three years from the date of the planting of any tree or plant that tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

2. *Landscape Maintenance and Management*

Prior to any occupation of the development, a scheme for the maintenance and management of the landscape scheme for the lifetime of the development shall be submitted to the Planning Authority for approval. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:

- i) methods for the proposed maintenance regime;*
- ii) detailed schedule;*
- iii) details of who will be responsible for the continuing implementation*
- iv) details of any phasing arrangements*

3. *SUDS*

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features are compliant with Council policies and are designed in line with the Councils Sustainable Drainage Guidance. This shall include the removal of all underground attenuation from Public Open Space Areas. A maintenance plan shall also

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be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*
- *A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- *Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage; underground attenuation will only be considered as a last resort when all other above ground natural SUDS measures have been explored and exhausted however they are not permitted under any Public Open Space Areas.*
- *Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.*
- *SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- *The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*
- *Suds measures across the south of the site shall be implemented in the first phase of the development to mitigate the impacts of the construction activity on the site.*

4. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

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Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5
EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

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Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

Water Services have reviewed the application and have recommended the following **additional information** is sought:

1. *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 of SuDS include:*
 - *Permeable paving*
 - *Grasscrete*
 - *Other such SuDS*

While green infrastructure is a critical item within the Development Plan, in particular in relation to new development, it is not considered that there is any particular ability for this site to add to the development and provision of green infrastructure within the county, on the basis of its use and location. The site is currently entirely tarmacked with associated buildings and infrastructure proposed to be upgraded and relocated internally as part of this development. The use of the site as a fuel depot would give rise to concerns about contaminated water entering the surface water network and, in this regard, there doesn't appear to be scope to retrospectively provide for improved landscaping and SuDs, nor is it considered appropriate to request this in this specific instance.

Water Supply and Wastewater

Water Services and Irish Water have reviewed the application and have both recommended **additional information** is sought.

Water Services have recommended the following **additional information**:

- 1.1 *The applicant is required to submit a drawing and report showing additional information regarding the proposed foul sewer line in the south of the site. Details required will include:*
 - *Size of foul water sewer*
 - *Depth of sewer to ground level*
 - *Clearance of sewer to existing office building*

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1.2 Alternatively, the applicant may apply to Irish Water for a Confirmation of Feasibility letter. This letter must then be sent to SDCC Water Services section as part of a compliance submission.

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

Irish Water have recommended the following **additional information**:

1. Water

1.1 Submit a Pre connection enquiry with Irish Water for proposed development.

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

2. Foul

2.1 Obtain a letter of confirmation of feasibility for proposed development.

2.2 Submit a Pre connection enquiry with Irish Water for proposed development.

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

As the development relates to works to upgrade an existing site, it is not considered that this **additional information** is required as the site is already serviced by Irish Water.

Waste Management

The Waste Management Section have reviewed the application and have recommended the following condition in the event of a grant:

1. The development is classed as a Tier 1 Project as referred to in the Guidelines. Therefore, prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols.

The RWMP shall:

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

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

To ensure the suitable disposal and management of waste at the site during the demolition and construction phases of the works, this **condition** is considered appropriate.

Environmental Health

The Environmental Health Officer has stated no objection to the development, recommending the following **conditions** in the event of a grant:

Construction Phase

1. Noise

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

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

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

2. Air Quality

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

Operational Phase

1. Noise

Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

- ##### *2. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for*

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evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

- 3. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.*

These **conditions** are considered appropriate in the interest of public health.

A response to the application was not received from Inland Fisheries Ireland.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established industrial area and comprises of the upgrading and altering of an existing facility.

Having regard to:

- the 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 nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Other Considerations

Development Contributions

Proposed Office and Payment Office – 44.4 sq.m

Are any exemptions applicable?	No
If yes, please specify:	
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)	44.4
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	44.4
Total development contribution due	€4,384.94

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Tanker Parking Spaces – 220 sq.m

Are any exemptions applicable?	Yes
If yes, please specify:	Vehicle display area spaces (for the purposes of sale) shall be charged at 10% of the non-residential rate on a per space basis. Open storage/hard surface non-residential space development (uncovered storage space), including forecourt development, but not car-parking or truck parking – shall be charged at 10% of the non-residential rate.
Is development commercial or residential?	Commercial
Standard rate applicable to development:	€9.88
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€9.88
Area of Development (m²)	220
Amount of Floor area, if any, exempt (m²)	0
Total area to which development contribution applies (m²)	220
Total development contribution due	€2,173.60

Total development contribution due: €4,384.94 + €2,173.60 = **€6,558.54**

SEA Monitoring Information

Building Use Type Proposed:	Fuel depot & associated buildings
Floor Area:	44.4 sq.m
Land Type:	Commercial/industrial
Site Area:	0.471 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed 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.

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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. Foul Sewer Line
Prior to the commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing and report regarding the proposed foul sewer line in the south of the site. Details shall include:
 - Size of foul water sewer
 - Depth of sewer to ground level
 - Clearance of sewer to existing office buildingAlternatively, the applicant may apply to Irish Water for a Confirmation of Feasibility letter. This letter must then be sent to SDCC Water Services section as part of a compliance submission, prior to the commencement of development.
REASON: To ensure adequate separation distances in the interest of public health.
3. Waste management.
Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols.

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The RWMP shall:

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

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

REASON: To ensure the suitable disposal and management of waste at the site during the demolition and construction phases of the works

4. Environmental Health - Construction Phase

A. Noise

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

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

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

B. Air Quality

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

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 and to contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

5. Environmental Health - Operational Phase

A. Noise

Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause

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for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

B. Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

C. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

REASON: In the interest of public health.

6. Roads and Access

A. The current entrance/exit gate shall become an 'Entrance-Only Gate' and therefore cease to allow traffic to exit through it. Prior to commencement, the applicant shall detail the restrictions/signage that will be in place to deter drivers from exiting through the entrance only gate which must be agreed with the Planning Authority.

B. Prior to commencement a Public Lighting Design for the development shall be submitted for agreement to the Planning Authority.

REASON: To ensure traffic safety

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €6,558.54 (six thousand five hundred and fifty eight euro and fifty four cents), 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.

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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 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.

Comhairle Chontae Atha Cliath Theas

PR/1247/22

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REG. REF. SD22A/0329

LOCATION: Jones Oil, Greenhills Road, Tallaght, 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: 05/10/2022

Planner



Gormla O'Corrain, Senior