

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

**Reg. Reference:** SD22A/0366      **Application Date:** 22-Sep-2022  
**Submission Type:** New Application      **Registration Date:** 22-Sep-2022

**Correspondence Name and Address:** Thornton O'Connor Town Planning 1, Kilmacud Road Upper, Dundrum, Dublin 14

**Proposed Development:** Demolition of the existing warehouse and ancillary office space (c. 459sq.m) and 2 curtain sided storage racks (c. 46sq.m) and the provision of a new warehouse with ancillary office space (c. 746sq.m) and associated development; The proposed warehouse will have a maximum height of c. 11.15 metres; Minor repositioning of an internal gate; The rearrangement of the car parking spaces comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space); Bicycle parking; The provision of a sectional door on the north-east elevation; External signage; Rooflights; Lighting; Boundary treatments and all associated site development works above and below ground.

**Location:** John F Kennedy Road, John F Kennedy Industrial Estate, Dublin 12, D12 CF34

**Applicant Name:** JFK Environmental Limited

**Application Type:** Permission

(EW)

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

Site Visit: 09/11/2022

Site Area: stated as 0.297ha

#### Site Description:

The site is located within the John F. Kennedy Industrial Estate on the north side of John F. Kennedy Road, east of Bluebell Road. It currently contains a warehouse with ancillary office to the front, car parking, a weighbridge and storage areas. The site is entirely covered in concrete hardstanding.

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### **Proposal:**

The proposal for permission consists of the following:

- Demolition of the existing warehouse and ancillary office space (c. 459sq.m) and 2 curtain sided storage racks (c. 46sq.m) and
- the provision of a new warehouse with ancillary office space (c. 746sq.m) and associated development;
- The proposed warehouse will have a maximum height of c. 11.15 metres;
- Minor repositioning of an internal gate;
- The rearrangement of the car parking spaces comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space); Bicycle parking;
- The provision of a sectional door on the north-east elevation;
- External signage; Rooflights; Lighting; Boundary treatments and all associated site development works above and below ground.

### **Zoning:**

The subject site is subject to zoning objective '*REGEN*' – '*To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery*' under the South Dublin County Council Development Plan 2022-2028.

### **SEA Screening:**

No overlap with SEA layers.

Site is close to pNHA, SEVESO site and Landfill site

### **Consultations:**

<i>Roads</i> –	Additional information / Grant with conditions.
<i>Surface Water Drainage</i> –	No Objections.
<i>Irish Water</i> –	No objection, subject to conditions.
<i>Waste Management</i> –	No comments at time of writing report
<i>EHO</i> –	No objection, subject to conditions.
<i>City Edge</i> –	No objection, subject to conditions.
<i>Parks</i> –	No comments.

### **Submissions/Observations /Representations**

None

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### **Relevant Planning History**

*Subject site:*

SD20A/0141 - Permission and Retention permission granted for:

- Upgrade to the existing permitted sludge storage sump and bunded liquid waste storage area.
- This upgrade will consist of retention of an increase in height of the pre-existing reinforced concrete wall in order to raise the wall around the east, west and rear elevations to a uniform height of 2.64m, and permission for the construction of a single skin cladded roof to cover this storage area of 170sq.m, construction of single skin cladded sides from the top of the reinforced concrete walls at the east, west and rear elevations to the roof.
- The enclosure will remain open at the front elevation.
- The covered area will slope from a height of 6.49m at the front elevation to a height of 3.92m at the rear elevation.
- The activity being carried out at the site is one that requires an Industrial Emissions Licence from the EPA.

S01A/0629 Construct an underground reinforced concrete tank (415 cubic metres) for the separating of water mixed with waste oil to the rear of premises. Construct an underground reinforced concrete tank (415 cubic metres) for the separating of water mixed with waste oil to the rear of premises. **Permission Granted**

### **Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None.

### **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.*

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### *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.*

#### *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).*

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### *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.*

#### *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.*

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### *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.*

### *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.*

# Comhairle Chontae Atha Cliath Theas

## PR/1439/22

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

#### *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*

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

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

#### *Table 3.19: Signage*

*12.11.4 Environmental Hazard Management (iii) Lighting External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety.*

##### *Policy GI1: Overarching*

##### *Policy GI2: Biodiversity*

##### *Policy GI3: Sustainable Water Management*

##### *Policy GI4: Sustainable Drainage Systems*

##### *Policy GI5: Climate Resilience*

##### *Policy QDP7: High Quality Design – Development General*

##### *Policy QDP11: Materials, Colours and Textures*

##### *Policy SM2: Walking and Cycling*

##### *Policy SM7: Car Parking and EV Charging*

##### *Policy EDE1: Overarching*

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

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

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

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

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

*Policy IE7: Waste Management*

*IE7 Objective 3:*

*To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.*

*Policy IE8: Environmental Quality*

*Policy IE13: Noise*

*12.3.1 Appropriate Assessment*

*12.3.3 Environmental Impact Assessment*

*12.4.2 Green Infrastructure and Development Management*

*12.5.1 Universal Design*

*12.5.2 Design Considerations and Statements*

*12.5.7 Signage – Advertising, Corporate and Public Information*

*12.7.1 Bicycle Parking / Storage Standards*

*12.7.4 Car Parking Standards*

*12.9.2 Enterprise and Employment Areas*

*Table 12.27: Key Principles for Development within Enterprise and Employment Zones*

*12.10.1 Energy Performance in New Buildings*

*12.11.1 Water Management*

*12.11.3 Waste Management*

*(iii) Waste Recovery and Waste Disposal Facilities*

*Facilities will only be permitted where they do not materially detract from the Land Use Zoning Objective and are at a scale appropriate to their surrounding environment and adjoining amenities.*

*Development proposals for waste recovery and disposal facilities, should have regard to the following:*

- Avoid siting waste infrastructure or related infrastructure in Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and proposed Natural Heritage Areas (pNHAs or NHAs) or areas protected for landscape amenity, visual amenity, geology, heritage or cultural value or areas of flood risk;*
- Undertake Appropriate Assessment Screening for all waste-related activities requiring development consent;*
- Ensure a Sustainable Drainage System (SuDS) is applied to any development and that site-specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans;*
- The impact from a transport perspective should be assessed including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design*



# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

*guidelines and / or relevant guidelines in relation to roads. Proposals will require a Traffic Impact Assessment (TIA);*

*- Impact on residential and visual amenity of the area: - In general, no new waste disposal facility or Refuse Transfer Station shall be located within 200 metres of a residence.*

*12.11.4 Environmental Hazard 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).*

*A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025, Department of Communications, Climate Action and Environment, (2020).*

*The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 (2015).*

*Waste Management Plan for the Dublin Region 2005-2022*

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

*Circular PL 2/2014 Flooding Guidelines.*

*NTA Greater Dublin Area Transport Strategy 2020.*

*Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).*

*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 relate to:

- Zoning and Council Policy;
- Design and Visual Amenity;
- City Edge;
- Traffic, Access and Parking;
- Green Infrastructure and Landscaping;
- Environmental Health
- Infrastructure and Environmental Services;
- Environmental Impact Assessment.

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

The site is subject to zoning objective REGEN – ‘*To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery*’. Warehousing development is open for consideration and Office-

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

Based Industry, Office less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m are permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

This application is seeking to replace the existing warehouse building which includes ancillary office use. It is considered that the proposal, subject to its proposed warehouse use is within the zoning matrix of the County Development Plan. The principle of the proposed development is, therefore, acceptable.

As the proposal also relates to signage, advertising and advertising structures are permitted in principle within the REGEN Zoning Objective subject to compliance with CDP.

### *City Edge*

The site is located within the City Edge Framework Plan area which is for a large-scale regeneration project. The area will be subject to significant change in the medium to long-term. The intensification of this site for current use is not in-line with future vision of City Edge Framework. However, at this stage the framework is non-statutory therefore the assessment of any application now will be reviewed on the CDP. It is noted that the site is outside the areas identified for early development in Chapter 12 'Delivery' of the Framework.

The area has potential future opportunity for Residential Led Mixed use zone under the non-statutory City Edge Framework.

### ***Design and Visual Amenity***

The proposed development would demolish an existing warehouse (c. 459sq.m) at 6.25m in height. Also noted are the demolishing of 2 curtain sided storage racks (c4.6 sq.m). The new replacement proposal is (c. 746sq.m) at a height of c. 11.15 metres. The replacement warehouse is almost double the sq.m size and has a significant height increase from the previous warehouse. The warehouse use remains the same, with ancillary office accommodation and larger core warehouse space. The internal ancillary office area reaches a total of (c 220 sq.m) over the ground and first floor to the south west corner of the warehouse which is acceptable to the zoning of the site. The applicant sets out that the purpose of the proposal is to improve the existing warehouse which shows evidence of structural problems, and that no intensification of the existing use is proposed. In addition, the preproposal provides for a sectional door on the north-east elevation; rooflights; lighting and boundary treatments that are all considered acceptable to the industrial nature of the building and surrounding area.

The main visual changes would be the proposed height and form of the new warehouse with the addition of 15m to the existing width of the front (south facing) elevation. The increase from the existing 40m to 55m is primarily focused on the exiting footprint with an eastern larger projection to the side of the site. The proposed additional floor space reduces the existing site on the eastern (side) to the boundary wall from 8m to 5m. The new building would be approx. 31m

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

in length that is moderately larger than the existing warehouse. The proposal would be a steel portal framed structure. Materials and finishes include grey cladding panels spanning vertically boxes along the building on all elevations. An aluminium two storey glass atrium canopy is proposed to the front (south-west) corner elevation that brings light into the office / meeting rooms. Concrete push walls appear to encase the bottom half of the building on all sides.

This new building would have a pitched roof and be approx. 11.15m in overall height (at the roof ridge). The prevailing buildings in the immediate are approx. 6m - 7m in overall height. The new building would be approx. 4.9m higher than the existing building. However, given that the building is located within an existing zoned industrial estate and well removed from residential development, the proposed building is considered to be visually acceptable.

Under the South Dublin County Council Development Plan 2022-2028 Policy QDP8: *High Quality Design – Building Height and Density Guide (BHDG)*

- QDP8 Objective 2: In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

The upgrades to this dated warehouse building are visually acceptable, improve the facility's current state, and set a good precedent for the area. Having regard to the visual impact of the development on the adjoining industrial area amenity to the east and west and noting the signs applied to the warehouse structure façade, with new entrance proposal. It is considered that the design size / form and context of the proposal is in compliance with policies and objectives of the South Dublin County Council Development Plan 2022 – 2028.

### ***Residential Amenity***

The nearest existing residential development to the subject site is to the north-east, over circa 340m from the site. Therefore, based on the separation distance, it is considered that the proposal would not materially harm the amenity of existing residents.

# Comhairle Chontae Atha Cliath Theas

## PR/1439/22

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

#### *Signage*

The proposed sign on the front (south western) façade of this building would measure approx. 0.9m in height by approx. 5.9m in width above the main entrances. An additional lateral sign has been applied separately to the projected aluminium two storey glass atrium canopy on the southern elevation. Table 12.27 states that signage should be simple in design and designed to integrate with architectural features and / or the landscape setting (see also Section 12.5.7 Advertising, Corporate Identification and Public Information Signs). The proposed sign is considered to be in compliance with the CDP, subject to a **condition** that it is not internally lit.

#### *City Edge*

The City Edge department have submitted a report and state the following:

*It is considered that this application would reinforce the existing industrial use on the site. Notwithstanding the residential-led mixed use designation of the site within the non-statutory City Edge Strategic Framework, the proposal is considered acceptable in principle in the context that the site is not within an identified early development area within the Strategic Framework.*

City Edge Department have no objections subject to the following recommendations:

- Notwithstanding the residential-led mixed use designation of the site within the non-statutory City Edge Strategic Framework, the proposal is considered acceptable in principle in the context that the site is not within an identified early development area within the Strategic Framework.
- The Development Management planning report should make reference to the potential future opportunity for residential-led mixed use on the site.
- The applicant should be requested to address, by way of a request for Further Information, the issue of green infrastructure and sustainable surface water management, having regard to the relevant Development Plan policies, which also reflect the vision for nature-based solutions and climate resilience set out in the Strategic Framework.
- If Further Information is not being requested, any grant of permission should attach a condition requiring a revised submission to demonstrate compliance with these Development Plan policies.

City Edge and Green Infrastructure requirements coinciding with surface water drainage and Irish water recommendations are noted and can be obtained by **condition**.

# Comhairle Chontae Atha Cliath Theas

## PR/1439/22

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

#### ***Boundary Treatment***

The Planning Authority note that a boundary treatment has only been submitted for the roadside (south-facing) elevation under '*existing and proposed contextual front elevation*' *dwg number: B0125-A-013* with no other details for the surrounding site. The Planning Authority notes that there is a surrounding industrial wall in existence. There is a potential future opportunity for the designation of residential-led mixed-use development in the area in accordance with the current regeneration zoning of the lands as well as the non-statutory City Edge Strategic Framework.

A **condition** shall be requested to obtain a plan showing full details and specifications of all site boundary treatment that accords with the Development Plan policy and the City Edge Framework Plan. The submission of details shall include party boundaries with adjoining uses and ensure that boundary treatments are high quality and sympathetic to future opportunities for the residential-led mixed-use zone under the present non-statutory City Edge Framework regarding the regeneration zoning and the transformation envisaged for the area.

#### ***Roads***

The proposal includes for minor repositioning of an internal gate and the rearrangement of the car parking spaces comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space); Bicycle parking;

The Roads Department have no objections and state the following in their report:

- There are no amendments proposed to the 2no existing entrances on JFK Drive.
- Zone 1 (as LUAS in excess of 900m walking distance from subject site).

#### **Parking**

To be in line with CDP 2022-2028, tables 12.23 & 12.25

Car parking: Max rate for warehouse is 1 per 100 sq.m; therefore 746 sq.m equates to maximum 8no spaces (7no proposed a reduction of 3no).

Bicycle parking: Min rate for warehouse is 1 per 200 sq.m; therefore 746 sq.m equates to a minimum of 4no spaces (4no proposed).

Min 5% of spaces to be provided for mobility impaired which will equate to 1no space (this is provided).

Min 20% of spaces to be equipped with and EV charging point (no provision).

100% of spaces to be ducted so that all spaces can be converted to EV charging points when required in the future.

# Comhairle Chontae Atha Cliath Theas

PR/1439/22

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

### Emergency Vehicles, Bin Trucks & Large Trucks entering rear of site

AutoTRAK analysis to be provided re the access/egress of emergency vehicles and refuse trucks to the site.

### Roads recommend that additional information be requested from the applicant:

1. The applicant to provide a CWDMP (Construction Waste & Demolition Management Plan).
2. The applicant to provide a CTMP (Construction Traffic MGMT Plan).
3. The applicant to provide a revised drawing showing EV charging spaces as per CDP 2022-28.
4. AutoTRAK analysis to be provided re the access/egress of emergency vehicles and refuse trucks to the site.

### Should the permission be granted, the following conditions are suggested:

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. The vehicular access point shall not exceed the current widths.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

The report of the Roads Department is noted and in the event of a grant of permission shall be obtained by **condition**.

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

The site is located along a Primary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map under the CDP. The Grand Canal that is located further north of the site.

A landscaping plan has not been submitted. The Planning Authority notes that there is limited existing vegetation and landscaping onsite. In accordance with G15 Objective 4 of the CDP any development with a floor area in excess of 500sq.m (proposed building approx. c. 746sq.m) is required to demonstrate how the minimum Green Space Factor is achieved. A guidance note for how GSF is calculated can be found at

<https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/green-space-factor-guidance-note.pdf>

Further consideration should be given the green infrastructure to ensure compliance with the CDP, including G15 Objective 4. A detailed landscape plan should be submitted incorporating GI elements. This can be addressed via **condition**.

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### ***EHO***

The EHO department have submitted a report and consider the proposal is acceptable to the Environmental Health Department subject to the following conditions:

### ***Noise***

1. 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.

**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.

### ***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:** 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.

# Comhairle Chontae Atha Cliath Theas

PR/1439/22

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

### *Surface Water Drainage*

Surface Water Drainage report have no objections and state the following:

- Prior to commencement of development, the applicant shall submit a drawing showing the implementation of Sustainable Urban Drainage Systems features on site, where practical. SuDS features could include but are not limited to: Permeable paving / Water Butts / Other such SuDS.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

### *Irish Water*

Irish water report states no objections and state the following:

- The applicant or developer shall enter into water / waste water connection agreement(s) with Irish Water.

Green Infrastructure (GI) in relation to hard surfaces and the proposed car parking: 1. SUDS 2. Landscaping 3. Flood risk and the issue of green infrastructure and sustainable surface water management, having regard to the relevant Development Plan policies are addressed in the above surface water drainage and Irish water recommendations are noted and can be obtained by **condition** coinciding with the City Edge and Green Infrastructure requirements also above.

### *Screening for Appropriate Assessment*

An AA screening assessment has been carried out by *Enviroguide Consulting* and notes:

*On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a Natura Impact Statement (NIS) is not required.*

In conclusion 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 the development is for circa 746sq.m replace of an existing warehouse.

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.



# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

### ***Environmental Impact Assessment***

Having regard to the modest nature of the 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.

### **Development Contributions**

New warehouse building 746sq.m

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22A/0366
<b>Summary of permission granted &amp; relevant notes:</b>	Replacement Warehouse - 746sq.m
<b>Are any exemptions applicable?</b>	No
<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>	746
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	746
<b>Total development contribution due</b>	€73,674.96

### **SEA monitoring**

Building Use Type Proposed: New waste handling building

Floor Area: 746sq.m

Land Type: Brownfield.

Site Area: 0.297ha

# **Comhairle Chontae Atha Cliath Theas**

## **PR/1439/22**

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

#### **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 compliance with the conditions set out below, 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.
2. Noise
  1. 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

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

- 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.

**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.

### **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:** 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.

3. 1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. The vehicular access point shall not exceed the current widths.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

**REASON:** In the interest of 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.

### **4. Green Infrastructure and Landscaping**

Prior to the commencement of development the applicant/developer is requested to submit, for the written agreement of the Planning Authority, a revised landscape plan and details that incorporates green infrastructure elements. This shall include, where possible, surface water attenuation through the implementation of SuDS (Sustainable Drainage Systems) features (i.e. permeable paving etc.). The applicant/developer should address compliance with G15 Objective 4 of the South Dublin County Development Plan 2022-2028.

**REASON:** To provide for green infrastructure and ensure compliance in this regard with the South Dublin County Development Plan 2022-2028.

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

5. (i) Prior to commencement of development, the applicant shall submit a drawing showing the implementation of Sustainable Urban Drainage Systems features on site, where practical. SuDS features could include but are not limited to: Permeable paving / Water Butts / Other such SuDS.  
(ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works  
REASON: In the interest of public health and to ensure adequate water facilities.
6. Drainage - Surface Water.  
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.  
(i) Prior to commencement of development, the applicant shall submit a drawing showing the implementation of Sustainable Urban Drainage Systems features on site, where practical. SuDS features could include but are not limited to: Permeable paving / Water Butts / Other such SuDS.  
(ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works  
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.
7. 1 Water  
1.1 The applicant or developer shall enter into water connection agreement(s) with Irish Water.  
REASON: In the interest of public health and to ensure adequate water facilities.  
  
2 Foul  
2.1 The applicant or developer shall enter into waste water connection agreement(s) with Irish Water.  
REASON: In the interest of public health and to ensure adequate waste water facilities.
8. Restrictions on Signage.  
Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further 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 development or within the curtilage of the site, unless authorised by a grant of planning permission.  
REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.
9. Signage Not Internally Lit.  
The proposed signage shall not be internally illuminated.  
REASON: In the interest of residential amenity, and the proper planning and sustainable

# Comhairle Chontae Atha Cliath Theas

**PR/1439/22**

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

development of the area.

10. Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority;
- (i) A plan showing full details and specifications of all site boundary treatment that accords with the Development Plan policy and the City Edge Framework Plan shall be submitted for the written agreement of the Planning Authority. The submission of details shall include party boundaries with adjoining uses and ensure that boundary treatments are high quality and sympathetic to future opportunities for the residential-led mixed-use development provided for under the current regeneration zoning and having regard to the transformation envisaged as set out in the present non-statutory City Edge Framework.
- REASON: In the interest of visual amenity and to uphold the Council's 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 €73, 674.96 (seventy three thousand, six hundred and seventy four euro and ninety 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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/1439/22**

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

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 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/1439/22

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

REG. REF. SD22A/0366

LOCATION: John F Kennedy Road, John F Kennedy Industrial Estate, Dublin 12, D12  
CF34



**Deirdre Kirwan,**  
**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:** \_\_\_\_\_

\_\_\_\_\_  
**Gormla O'Corrain,**  
**Senior Planner**