

# Comhairle Chontae Atha Cliath Theas

**PR/1519/22**

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

**Reg. Reference:** SD22A/0380      **Application Date:** 06-Oct-2022  
**Submission Type:** New Application      **Registration Date:** 06-Oct-2022  
**Correspondence Name and Address:** J Taylor Architects Ltd 39, North Avenue, Mount Merrion, Co. Dublin  
**Proposed Development:** 612sq.m of warehouse space and 46sq.m of ancillary office.  
**Location:** Site 623, Jordanstown Avenue, Greenogue Business Park, Greenogue, Co. Dublin  
**Applicant Name:** Forte Pespa  
**Application Type:** Permission

(NM)

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

Site Area: stated as 0.224ha

#### Site Description:

The site is located on Jordanstown Avenue in the Greenogue Business Park off the R120 off the N7 and the Casement Aerodrome is located within close proximity. The Greenogue Business Park primarily consists of detached industrial units with some office/business space.

The subject site is being used as storage yard with industrial units to the north, south and east and across the thoroughfare to the west.

### **Proposal:**

The proposed development consists of:

- 612sq.m of warehouse space and 46sq.m of ancillary office.

### **Zoning:**

The subject site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses'* under the South Dublin County Council Development Plan 2022-2028.

### **SEA Screening:**

Overlaps with SFRA B onto Jordanstown Avenue.

### **Consultations:**

*Roads* – No report received at time of writing.

*Surface Water Drainage* – Request additional information.

*Irish Water* – No objection, subject to conditions.

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*Parks* – Request Additional Information.

*Irish Aviation Authority* – No objections subject to consultation with Dept of Defence.

*TII* – No objections.

*EHO* – No report received at time of writing.

*Department of Defence* – Request additional information.

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

None received.

### **Relevant Planning History**

*Subject site:*

SD06A/0089 – **Permission Granted** to construct 2,234m<sup>2</sup> of warehouse units in 1 no. semi-detached block (13.125m high) including 274m<sup>2</sup> of ancillary office and staff facilities on 2 floors together with services, utilities, fencing, landscaping, planting, paving, parking and site development works.

*Adjacent sites:*

SD20A/0137 - Unit 612, Jordanstown Road, Greenogue Business Park – **Permission Granted following Appeal ABP-308053-20** for concrete Batching Plant comprised of a single storey administrative building (130sq.m); an aggregate storage structure consisting of 5 tipping bays (486sq.m); a fully covered aggregate tip-in hopper with fully covered aggregate conveyor belts; fully enclosed aggregate storage bins (87sq.m); a covered batch conveyor; three cement silos; a fully enclosed concrete batching tower with a built-in control room (150sq.m); a truck wash down area (285sq.m); a truck refuel area (180sq.m); a truck wheel wash area (40sq.m); a weighbridge area (72sq.m); 16 car parking spaces (including 1 accessible space); bicycle parking facilities to accommodate 6 bicycle parking spaces; an ESB substation (9sq.m); hard and soft landscaping; boundary treatments and all associated site development works above and below ground.

SD13A/0270 - Site 629, Jordanstown Avenue, Greenogue Business Park – **Permission Granted** for construction of partially two storey 9 meter high, 991sq.m. light industrial and warehouse building, with ancillary office use, hard landscaping with onsite car parking spaces, alterations to boundary treatments, associated drainage and ancillary site works.

### **Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None.

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

#### *Chapter 4 Green Infrastructure*

##### *Section 4.1 Methodology*

*GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

##### *Section 4.2.1 Biodiversity*

*GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

##### *Section 4.2.2 Sustainable Water Management*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

#### *Chapter 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.*

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*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.*

*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*

*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 IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*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*

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### **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 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
- Planning Note – Seveso Site
- Design and Visual Amenity
- Drainage
- Parks
- Roads
- Transport Infrastructure Ireland
- Irish Aviation Authority
- Department of Defence
- Environmental Health
- Green Infrastructure
- Infrastructure and Environmental Services
- Environmental Impact Assessment

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

The site is subject to zoning objective EE – ‘*To provide for enterprise and employment related uses*’. A development consisting of warehousing development is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

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### *Planning Note – Seveso Site*

The proposed development site is located within the 500m consultation distance from Brenntag Chemicals a Seveso Site. Given the nature and scale of the proposed development, it is considered **acceptable in this instance**.

### *Design and Visual Amenity*

The proposed development is for a 612sqm warehouse unit with a flat roof with a ridge height of 8.475m and a separate office building to the front (west) of the warehouse building totalling 46sqm with a ridge height of 2.4m. It should be noted that there was no section drawing of the proposed offices and therefore, an internal head height could not be ascertained, and the applicant should provide **confirmation prior to development** of an internal height of at least 2.4m in the event of a grant of permission.

The ridge height of the proposed development will be substantially lower than the surrounding units and is therefore **acceptable** as is the scale of the overall proposed development. The materials appear to be double skin cladding with a roller shutter to the western elevation with a height of 3m which is visually **acceptable** and sympathetic to the surrounding units.

There does not appear to be any signage associated with the proposed development which should be **confirmed prior to development** as should the intended surfacing of the yard to the front of the proposed in the event of a grant of permission.

It is considered that the proposed development given its location would not injure the residential amenities of the surrounding area.

**Overall, it is considered that the design, size, form and context of the proposal is consistent with policies and objectives of the South Dublin County Council Development Plan 2022 – 2028 subject to conditions.**

### *Drainage*

Surface Water Drainage request **Additional Information** but it is considered that this requirement can be addressed by way of **condition** and the following report was received:

*1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

*1.2 The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*

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- i) At least 5m from any building, public sewer, road boundary or structure.*
- ii) Generally, not within 3m of the boundary of the adjoining property.*
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v) Soakaways must include an overflow connection to the surface water drainage network.*

*1.3 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:*

- Permeable Paving*
- Grasscrete*
- Other such SuDS*

### Irish Water

Irish water report states no objections subject to **conditions**.

### **Parks**

The Parks/Public Realm section have various concerns regarding the proposed development and require **Additional Information**. Notwithstanding this, not all the information required is relevant given the nature and location of the development and it considered appropriate **that certain elements as requested are provided conditioned prior to development** in the event of a grant of permission including the requirement for petrol interceptors. The following report was received:

#### *Main Concerns:*

- 1. Does not comply with SDCC Green Infrastructure Strategy  
A GI Strategy has not been provided showing GI on site and the local context.*
  - 2. Green Space Factor not provided  
The applicant has not submitted any information in relation to the Green Space Factor. This is a requirement of the SDCC County Development Plan 2022-2028.*
  - 3. Lack of SuDS does not comply with SDCC SuDS Guidelines and Sustainable Water Management Policy. The proposals are dominated by hard surfaces. There are no proposals to use the landscape to manage surface water run-off.*
  - 4. Landscape Plan not provided*
- Relevant Sections, Policies and Objectives of the SDCC Development Plan 2022 - 2028:*  
**CHAPTER 4 GREEN INFRASTRUCTURE**  
*Policy GI Overarching*

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*GII Objective 1: To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.*

*GII Objective 2: To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.*

*GII Objective 3: To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.*

*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.*

*GII Objective 7: To develop linked corridors of small urban 'Miyawaki' native mini woodlands, a minimum of 100 sq m in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.*

*GII Objective 8: To increase over the lifetime of this plan the percentage of land in the County, including residential, managed for biodiversity including supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of low-mow methods during the lifetime of the Plan.*

*Policy NCBH2 Biodiversity: Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.*

*NCBH5 Objective 1: To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.*

*NCBH5 Objective 2: To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals.*

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*Policy NCBH10: Invasive Species Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.*

*NCBH10 Objective 1: To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477 / 2011).*

*NCBH11 Objective 3: To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.*

*NCBH11 Objective 4: To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries.*

*Policy GI2: Biodiversity*

*GI2 Objective 1: To reduce fragmentation and enhance South Dublin County's GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.*

*GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.*

*GI2 Objective 3: To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.*

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*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.*

*GI2 Objective 5: To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.*

*GI2 Objective 6: To continue to support and expand the County Pollinator Plan through the management and monitoring of the County's pollinator protection sites as part of the Council's commitment to the provisions of the National Pollinator Plan 2021-2025.*

*GI2 Objective 7: To enhance the biodiversity value of publicly owned hard infrastructure areas by incorporating the planting of new trees, grasses and other species, thereby integrating this infrastructure into the overall GI network.*

*GI2 Objective 10: To enhance biodiversity and the health of pollinator species by banning the use of glyphosphate in or close to public parks, public playgrounds, community gardens / allotments and within residential estates, whether by directly employed Local Authority staff or private contractors.*

### *Policy GI4: Sustainable Drainage Systems*

*Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.*

*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.*

*GI4 Objective 2: To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment.*

*GI4 Objective 4: To require that all SuDS measures are completed to a taking in charge standard.*

*GI4 Objective 5: To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.*

*GI4 Objective 6: To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Drainage Systems (SuDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.*

*GI5 Objective 4: To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space*

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*Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).*

#### *Policy GI5: Climate Resilience*

*GI5 Objective 3: To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.*

*GI5 Objective 4: To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).*

*GI5 Objective 5: To promote positive land and soil protection measures to avoid degradation or loss of natural soil resources, to minimise sealing of soils and to remediate contaminated land.*

*GI5 Objective 6: To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate.*

*GI5 Objective 7: To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDS strategy development.*

*For further relevant objectives refer SDCC County Development Plan 2022-2028*

#### *SDCC Living with Trees – Tree Management Policy 2021 – 2026*

*South Dublin County Council's Tree Management Policy 'Living with Trees' 2021-2026 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:*

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.*
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.*
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations and with the Councils Open Space Development and Taking in Charge.*

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- *The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.*

*The Public Realm Section has assessed the proposed development in accordance with SDCC County Development Plan 2022-2028 and best practice guidelines and recommends the following additional information be provided:*

### *1. Sustainable Drainage Systems (SuDS)*

*The proposed drainage system is not acceptable and is contrary to SDCC County Development Plan objectives for sustainable drainage. The applicant is requested to revisit the design of the proposed development and submit revised plans and particulars to include:*

- Above ground natural multifunctional (amenity, biodiversity, water treatment/quality and attenuation) sustainable natural drainage solutions such as blue/green roofs, permeable pavement, bioretention areas, rain gardens, filter drains, swales, bioretention tree pits.*
- Demonstrate the biodiversity value of SuDS.*
- Existing and modified flows.*
- Detailed design of SUDs features showing how they work.*
- 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.*
- Landscape and drainage proposals to be consistent with respect to SuDS proposals.*

*Refer SDCC Sustainable Drainage Explanatory Design & Evaluation Guide 2022.*

### **ADDITIONAL INFORMATION**

*Reason: In the interests of amenity, biodiversity, climate adaptation and sustainable development in accordance with Sustainable Drainage and Green Infrastructure policies of SDCC County Development Plan (2022-2028).*

### *2. Green Space Factor (GSF)*

*The applicant has not submitted any information in relation to the Green Space Factor.*

*The quantity and quality of green infrastructure provided by new development will be improved by the implementation of a Green Space Factor (GSF) for South Dublin. The GSF is a measurement that describes the quantity and quality of landscaping and GI across a defined spatial area. This measurement comprises a ratio that compares the amount of green space to the amount of impermeable 'grey' space in a subject site. As a planning tool, this ratio is used to assess both the existing green cover within a site and the impact of new development, based on the quantity and quality of new green space provided. Greening factors have been adopted and implemented across the UK, Europe and the United States to help ensure that new development makes a positive contribution to the local environment. By ensuring that new development meets*

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*minimum standards for the provision of GI the GSF aims to secure a positive contribution to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services. The GSF prioritises the retention of existing GI features within a subject site, in order to support the protection of the County's existing GI network. At the same time, the GSF will ensure that new development incorporates new landscaping and GI features, contributing to the enhancement of the overall GI network. Chapter 12, section 12.4.2 provides further detail on the requirements for the GSF as part of planning applications. The Green Space Factor calculator and Guidance Note can be found online in the adopted plan related documents at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents>.*

*REASON: To ensure that new development makes a positive contribution to the local environment with respect to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services.*

### *3. Landscape and Green Infrastructure Plan*

*There are concerns with the absence of information submitted in relation to the landscape and green infrastructure for the development site. The applicant shall submit and agree a comprehensive landscape and green infrastructure plan with SDCC Public Realm Section. The landscape and green infrastructure proposals shall include:*

*A. A Green Infrastructure Plan, which may consist of a simple landscape plan that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.*

*i. The Green Infrastructure Plans shall include:*

*- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;*

*- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;*

*- Indicate how the development proposals link to and enhance the wider GI Network of the County;*

*- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.*

*B. A Landscape Masterplan to scale of not less than 1:500 showing –*

*i. The species, variety, number, size and locations of all proposed planting.*

*ii. Details of Hard landscape works, specifying surface material*

*iii. Details of natural SuDs features showing how they work*

*iv. Detailed Sections and Elevations*

*C. Planting material where possible should be native and/or pollinator friendly Irish Grown Nursey Stock. The importation of foreign planting material should be avoided within the proposed planting scheme.*

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D. *There should be an overall net gain of trees / hedgerows.*

*REASON: To reduce fragmentation, protect and enhance the biodiversity and ecological value of South Dublin County's Green Infrastructure network. To ensure that new development makes a positive contribution to the local environment with respect to amenity, biodiversity, air quality, stormwater management, temperature regulation and other ecosystem services. In the interest of compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.*

*The applicant is advised to contact Public Realm Dept for clarification of any of the above.*

### **Roads**

No report was received from Roads at the time of writing but given that the applicant is using an existing entrance and providing 4 car spaces plus a further accessible car space the proposed development is largely acceptable. A condition should be attached in the event of a grant of permission requiring the applicant to provide at least 4 bicycle spaces as per Table 12.7.1 Bicycle Parking / Storage Standards of the South Dublin County Development Plan 2022 – 2028.

### **Transport Infrastructure Ireland**

The TII have no objections and only request that the Planning Authority has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines when determining an outcome.

### **Irish Aviation Authority**

The IIA have no objection to the proposed development subject to **condition** and the following was received:

**It is the observation of the Safety Regulation Division, Aerodromes that in the event of planning consent being granted, the applicant should be conditioned to engage with the Property Management Branch of the Department of Defence with a minimum of 30 days notification in advance of the utilisation of any crane on the site.**

The **condition** as outlined above is considered appropriate and shall be attached in the event of a grant of permission.

### **Department of Defence**

The Department of Defence made observations and it is considered appropriate that these are **conditioned to be provided prior to development** and the following report was received:

*Following consultations with our Air Corps colleagues at Casement Aerodrome, The Department of Defence would like to make the following observations:*

- *Request elevations and site layout documents for more thorough assessment to take place.*

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• *Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at [airspaceandobstacles@defenceforces.ie](mailto:airspaceandobstacles@defenceforces.ie) or 01- 4037681*

• *Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.*

### ***Green Infrastructure***

The site is located along a Secondary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map under the CDP.

A landscaping plan has not been submitted. In accordance with G15 Objective 4 of the CDP any development with a floor area in excess of 500sq.m (proposed building approximately 658sqm in total) 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**.

### ***EHO***

No report was received from the Environmental Health Officer at the time of writing, but it is considered acceptable that the following conditions apply:

#### ***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.

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- 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.

### ***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 is for the construction of a warehouse and ancillary office.

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 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.

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22A/0380
<b>Summary of permission granted &amp; relevant notes:</b>	Warehouse and Office - 658sqm

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<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>	658
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	658
<b>Total development contribution due</b>	€64,984.08

### **SEA monitoring**

Building Use Type Proposed: Warehouse

Floor Area: 658sq.m

Land Type: Brownfield.

Site Area: 0.224ha

### **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.

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#### **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. Drainage - Surface Water.  
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
  - (a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,
  - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
  - (c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
  - (d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.  
The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:
    - (i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

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(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

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.

### 3. Sustainable Urban Drainage Systems (SuDS).

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. Prior to the commencement of 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, including as follows:

a) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts

REASON: In the interest of providing appropriate Sustainable urban Drainage Systems.

### 4. Prior to development, the applicant shall:

a) Given the proximity to Casement Aerodrome, operation of cranes shall be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at [airspaceandobstacles@defenceforces.ie](mailto:airspaceandobstacles@defenceforces.ie) or 01- 4037681.

b) Due to the proximity to Casement Aerodrome, the developer shall produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.

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

### 5. Prior to development the applicant shall provide revised drawings including cross sections indicating the internal height of the offices which shall be a minimum of 2.4m.

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

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6. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when 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.

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8. **Boundary Treatment.**

Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

A plan showing full details and specifications of site boundary treatment that accords with Development Plan policy and the requirements of the Council's Parks and Landscape Services Section,

REASON: In the interest of visual amenity and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

9. **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.

10. **Bicycle Storage.**

Prior to development the applicant shall provide revised drawings for the written agreement of the Planning Authority to include site plans indicating the inclusion of at least 4 bicycle spaces as per Table 12.7.1 Bicycle Parking / Storage Standards of the South Dublin County Development Plan 2022 – 2028.

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

11. **Use.**

Prior to occupation, the applicant shall confirm the exact use of the development hereby approved.

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

12. **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.

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### 13. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €64, 984.08 (sixty-four thousand, nine hundred and eighty-four euro and eight 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.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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**REG. REF. SD22A/0380**

**LOCATION: Site 623, Jordanstown Avenue, Greenogue Business Park, Greenogue, Co. Dublin**

  
**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:** 30/11/22

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