

# Comhairle Chontae Atha Cliath Theas

**PR/1510/22**

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

**Reg. Reference:** SD22A/0383      **Application Date:** 06-Oct-2022  
**Submission Type:** New Application      **Registration Date:** 06-Oct-2022

**Correspondence Name and Address:** Gordon Brennan 33, Beaupark Square, Clongriffin, Dublin 13

**Proposed Development:** Retention of partial change of use from warehouse to office space to include Retention of additional first floor, second floor offices and meeting rooms also to include all associated site works to facilitate the development.

**Location:** M50 Business Park, Unit 1, Ballymount Ave, Ballymount, Dublin 12, D12 HP11

**Applicant Name:** Vision Signs & Glass Film Ltd

**Application Type:** Retention

(COS)

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

Site Area: stated as 0.539 Hectares on the application form.  
Site Visit: 26<sup>th</sup> of October 2022.

### **Site Description**

The subject site is a corner site on Ballymount Avenue within the Ballymount Industrial Estate. The site comprises of warehouse units and surface car parking to the north-east and south-east of the units. The site is accessed from Ballymount Avenue in the south-west of the site. The adjoining and surrounding sites are warehouse and industrial in nature.

### **Proposal**

Permission is sought for the **retention** of partial change of use from warehouse to office space to include **retention** of additional first floor, second floor offices and meeting rooms also to include all associated site works to facilitate the development.

### **Zoning**

The subject site is zoned Zoning Objective 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP.

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### Consultations

Water Services	No objection subject to conditions.
Irish Water	No objections.
Roads Department	No objections.
Public Realm	No report received at the time of writing this report.
Planning Delivery Team	Additional information requested.

SEA Sensitivity Screening – the subject site overlaps with the following layers:

- Aviation layers Outer Horizontal Surface for Dublin and Casement and Bird Hazards
- Road Proposal – 6 Year to the south-east of the site.

### Submissions/Observations/Representations

No third party submissions received.

### Relevant Planning History

#### *Subject site*

None.

#### *Adjoining sites*

SD18A/0047 Units A & B, M50 Business Park, Ballymount Avenue, Ballymount, Dublin 12.  
Signage and all related works. **Permission granted.**

S00A/0098 M50 Business Park, Ballymount Avenue, Dublin 12.  
Light industrial building extension to existing building and retention of relocated site perimeter fencing, additional yard area. **Permission granted.**

SD05A/0958 P.E.I. Ltd., M50 Business Park, Ballymount Road, Dublin 12.  
Change of use of part ground floor from storage use to office use (202.8sq.m.), the provision of additional office space internally at first floor level (168.8sq.m.) and elevational changes to include a new window at first floor level plus screen and door at ground level to the east elevation.  
**Permission granted.**

SD04A/0163 M50 Business Park, Ballymount Road Upper, Ballymount, Dublin 12  
Minor alterations to the front elevation. **Permission granted.**

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SD03A/0022 M50 Business Park, Ballymount Road, Dublin 12  
Single storey distribution warehouse (12 metres high) extension of 560sq.m with additional ramped goods vehicle dock and 11 no. new car parking spaces and ancillary site works. **Permission granted.**

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS.

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

*Policy CS2: City Edge Regeneration Lands*

*Deliver a development framework for the regeneration of the City Edge lands in conjunction with Dublin City Council which underpins the strategic aims of the National Planning Framework and Regional Spatial and Economic Strategy*

*CS2 Objective 1:*

*To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands and other lands at Naas Road / Ballymount as defined by the City Edge Project boundary. The LAP or equivalent will commence in 2022 and provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The City Edge Strategic Framework will inform this Statutory Plan.*

*CS2 Objective 2:*

*To facilitate a co-ordinated approach and vision to any future sustainable development of the City Edge area in collaboration with Dublin City Council and all relevant stakeholders, including the local community and existing businesses having regard to their operational needs, and ensure that the needs of the existing and new community will be met, and the provision of necessary community and physical infrastructure is delivered in tandem with any new development.*

*Policy G11: Overarching*

*Policy G12: Biodiversity*

*Policy G13: Sustainable Water Management*

*Policy G14: Sustainable Drainage Systems*

*Policy G15: Climate Resilience*

*Policy QDP7: High Quality Design – Development General*

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*Policy QDP16: Framework Plans (FP)*

*QDP16 Objective 2:*

*To support the City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.*

*Policy SM2: Walking and Cycling*

*Policy SM7: Car Parking and EV Charging*

*Policy EDE1: Overarching*

*Policy EDE4: Urban Growth, Regeneration and Placemaking*

*EDE4 Objective 4:*

*To direct people intensive enterprise and employment uses such as major office developments (>1,000 sq.m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and / or within 1000 metres walking distance of high capacity transport stops (Train / Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2015), to achieve same.*

*EDE4 Objective 10:*

*To support the City Edge / City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.*

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

*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*

*12.5.3 Density and Building Heights*

*12.5.4 Public Realm: (At the Site Level)*

*12.7.1 Bicycle Parking / Storage Standards*

*12.7.4 Car Parking Standards*

*12.9.2 Enterprise and Employment Areas*

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

*12.11.1 Water Management*

*12.11.3 Waste Management*

*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).*

*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;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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

The subject site is zoned Zoning Objective 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP. The proposed development is for retention of a partial change of use from warehouse to office space. Based on the submitted schedule of areas the existing subject warehouse unit is approx. 1,603sq.m in total size. The area to be retained is approx. 309sq.m (calculated from drawings at 310sq.m). The existing office area, including that for retention, is approx. 606.0sq.m in total over the three floor levels. This equates to 37.8% of the total floor area of the warehouse unit.

The floor plans show what is labelled 'temporary removable containers' within the unit. These do not appear to have been included in the total office floorspace. The total of these spaces is approx. 63.4sq.m. This brings the total office floorspace to 669.4sq.m and 41.8% of the total warehouse

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unit. These containers are not indicated as the office floorspace for retention. However, the relevant permission for this space is not clear. **This should be addressed by way of additional information request.**

'Offices 100sq.m-1,000sq.m' are Open for Consideration under EE zoning. Policy EDE4 Objective 4 of the 2022-2028 CDP states to direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m GFA) into appropriately zoned lands subject to their location to their accessibility in terms of public transport and permeability. While it acknowledged that the total office floorspace is under 1,000sq.m, 41.8% of the unit would comprise of office space.

Given the scale of the office area it is not apparent that this is ancillary to a warehouse use of the building. It is not clear what the overall use of the unit is and whether it is for warehousing purposes. The applicant should be requested to clarify what the use of the unit is. **This should be addressed by way of additional information request.**

The subject site falls within the City Edge Project lands referred to under Policy CS2: City Edge Regeneration Lands of the CDP. The Planning Delivery Team have reviewed the proposed development and request **additional information:**

### *City Edge Strategic Framework*

*Within the non-statutory City Edge Strategic Framework, the site is located in an area identified for urban industry. The use for retention would appear to correspond with 'urban workspace' as set out in the Strategic Framework (subject to clarification of the precise nature of the use).*

### *Use*

*Very limited information is provided on the nature of the use and operation on the site. While the applicant is 'Vision signs and Glass Film Ltd.,' the building has signage on its elevations stating, 'Vision Creative Studios.' On the Vision Creative Studios website, the venture is described as a 'co-working hub' and 'creative studio and innovation hub' which has 'become a centre for diverse and innovative companies.' It further states 'The studio is an event centre, a design centre, a collaboration centre and a co-working space....'*

***If Further Information is being sought, the precise nature of the existing uses and the uses proposed for retention on the site should be clarified.***

*Urban industry and urban workspaces are identified as growth sectors within the City Edge Strategic Framework. Urban industry is described as follows: 'This sector is concerned with industrial processes that comprise such uses as light and heavy industry, manufacturing (including advanced manufacturing) and production,' while it is stated that 'Urban Industry Locations are*

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*proposed to accommodate lower density employment including industry, manufacturing (inc. advanced manufacturing), logistics, **smaller urban workspace** and **office buildings**' (bold added). Urban workspace is described as covering 'a wide variety of uses such as **shared / private office space** for business start-ups, lab space, maker space, incubator space, **creative space / facilities**, maker space for shared technical or workspace facilities for physical making or production of goods' (bold added).*

*It would therefore appear that the uses proposed for retention (subject to clarification of the precise nature of the uses) would align with the urban industry and urban workspace uses envisaged in the City Edge Strategic Framework.*

*The schedule of floor areas submitted states 'office/ mixed use for subject of retention application.' **This should be clarified as the term 'mixed-use' has a specific meaning in a planning context and it is unclear if the term is being used in a general or specific manner.** The planning application form states (inter alia) 'To include retention of additional first floor, second floor offices and meeting rooms.'*

### *Floorspace*

*A total of 310sqm on the first and second floors is proposed for retention of change of use from warehouse to office space. This is in the context of a building with a total floor area of 1,603sqm comprising:*

- a ground floor area of 779sqm (existing office/bathrooms, existing warehouse, existing canteen showroom and circulation area);*
- a first floor area of 468sqm (existing office/bathrooms, existing showroom/storage, offices/mixed use the subject of this retention application, circulation);*
- and a second floor area of 356sqm (existing showroom/storage, office/mixed use the subject of this retention application and circulation).*

*When combined with the already existing office element of 296sqm, the additional 310sqm office proposed for retention would result in a total office element of 606sqm which is 38% of the total floor area of the building (1,603sqm).*

### *Public Transport and Parking*

*It is noted that the site is in close proximity (approximately 225m) to the Calmount local high street (proposed in the City Edge Strategic Framework). It is also close to a BusConnects core bus corridor, which will be coming on stream within a short timeframe, in addition to a long-term proposal for light rail along this corridor. The nature of the use proposed for retention, which is more intensive than the original warehouse use, would appear to be appropriate in the context of its*

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*proximity to public transport (subject to the precise nature of the use being clarified). **In that context, the parking on the site, which is in excess of 60 spaces, should be queried.***

### *Green Infrastructure and Sustainable Surface Water Management*

*It is noted that the current situation whereby the site is almost entirely comprised of hard surfaces, is not envisaged to change as part of the application. (Most visible greening around the site is provided by street trees and planting on adjoining sites). While acknowledging that this is an application for retention of change of use, consideration should be given, to request the applicant, by way of a request for Further Information, to submit **measures to address the issue of green infrastructure and sustainable surface water management**, having regard to Development Plan policies (including GII Objective 4 and GI4 Objective 1, which also reflect the vision for nature-based solutions and climate resilience set out in the City Edge Strategic Framework.*

### *Recommendations*

*It is considered that Further Information should be requested to clarify a number of matters:*

- The applicant should be requested to clarify the precise nature of the existing uses and the uses proposed for retention on the site.*
- The amount of car parking which is in excess of 60 spaces should be queried in the context of the imminent BusConnects core bus corridor which will run in close proximity to the site.*
- While acknowledging that the application is for retention of change of use, consideration should be given to requesting the applicant to submit measures to address the issue of green infrastructure and sustainable surface water management, having regard to the amount of hard surface and lack of landscaping and greening on the site.*

The report from Planning Delivery is noted. **Additional information** should be sought in relation to these items. While the Planning Authority notes the query in relation to car parking, there are other units on the site that need to be taken into account. The use of the site should be clarified to confirm whether existing car parking levels are sufficient.

### *Visual and Residential Amenity*

External changes, including to the building footprint and elevations, have not been applied for as part of this application. It would appear that there would be/have not been any external changes as a result of the development. However, this should be confirmed by way of **additional information**. The proposed development does not adjoin lands associated with a residential dwelling.



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### *Access and Parking*

The Roads Department have reviewed the proposed development and state that they have no objections: *'The additional office space of 310m<sup>2</sup> would require a maximum of 6 no. additional car parking spaces (ref: Table 12.25 SDCC Development Plan 2022-2028). Following a site inspection, SDCC Roads Dept. is satisfied that there is adequate additional parking to serve the additional office space.'*

The report from the Roads Department is noted. However, clarity is required in relation to the use of the unit to confirm appropriate car parking levels. The applicant should also take into account the other units onsite. It is also noted that bicycle parking provision has not been addressed. This should be addressed by way of **additional information**.

### *Green Infrastructure*

The subject site is located proximate to a Primary Green Infrastructure Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The Planning Delivery Team have requested additional information in relation to green infrastructure and sustainable water management. While this is noted, the proposed development for retention is for internal changes.

### *Infrastructure and Environmental Services*

Water Services have reviewed the proposed development and have no objection subject to conditions including to include SUDS (Sustainable Urban Drainage Systems). The development for retention relates to internal alterations and would not alter the building footprint. It is therefore not considered this condition is necessary to attach in this instance.

Irish Water have reviewed the proposed development and have no objections.

### *Environmental Impact Assessment*

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

### *Screening for Appropriate Assessment*

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves the retention of a partial change of use from warehouse to office.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced area, and

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- 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.

### **Conclusion**

**Additional information** should be requested in relation to the precise nature of the existing use(s) and the use(s) proposed for retention. Car and bicycle parking and any external changes should be clarified.

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. (a) The applicant is requested to provide additional information on the precise nature of the existing use(s) and the use(s) proposed for retention. Given the scale of the office floor area, approx. 41.8% of the total unit, it is not apparent that this is ancillary to a warehouse use of the building. It is not clear what the overall use of the unit is and whether it is for warehousing purposes. This will need to be clarified.  
(b) Car and bicycle provision in the context of the proposed use(s) should be reviewed. The other units on the site should be taken into account. Bicycle parking provision for the subject unit should be identified.  
(c) The applicant is requested to clarify if any external changes are proposed.

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REG. REF. SD22A/0383


LOCATION: M50 Business Park, Unit 1, Ballymount Ave, Ballymount, Dublin 12, D12 HP11



**Deirdre Kirwan,  
Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 30/11/22

  
**Gormla O'Corrain, Senior Planner**