

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

5th December 2022
JN BC 20040

Dear Sir or Madam,

RE: PLANNING APPLICATION FOR AMENDMENT TO SDCC REG. REF. SD21A/0230 TO PROVIDE 2 NO WATER TANKS AND ASSOCIATED DEVELOPMENT AT THE TOWNLANDS OF BROWNSBARN AND COLLEGELAND, BALDONNELL BUSINESS PARK, DUBLIN 22

Introduction

On behalf of MLEU Dublin 3 Limited, we submit a planning application for an amendment to SDCC Reg. Ref. SD21A/0230 to provide 2 No. water tanks and associated development for the currently under construction Units F and G within Baldonnell Business Park.

Please find the following enclosed with this application:

- Application fee;
- 1 no. copy of site notice;
- 1 no. original newspaper notice;
- 6 no. copies of Planning Cover Letter prepared by John Spain Associates;
- 6 no. copies of Architectural Drawings and issue sheet prepared by JSA Architects.

Site Location and Description

The Mountpark Baldonnell development at Baldonnell Business Park is situated in a well established employment and logistics zone to the west of Dublin City Centre in the administrative area of South Dublin County Council (SDCC). The site is located on a greenfield site to the west of the M50 motorway between Casement Aerodrome and the N7 national route.

The Baldonnell Business Park currently accommodates a number of small to medium light industrial and commercial businesses including engineering consultancies, manufacturers, wholesalers as well as freight forwarding and logistics companies.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI
Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI
Associate Director: Ian Livingstone MA (Hons) Town & Regional Planning, MSc. Spatial Regeneration. MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

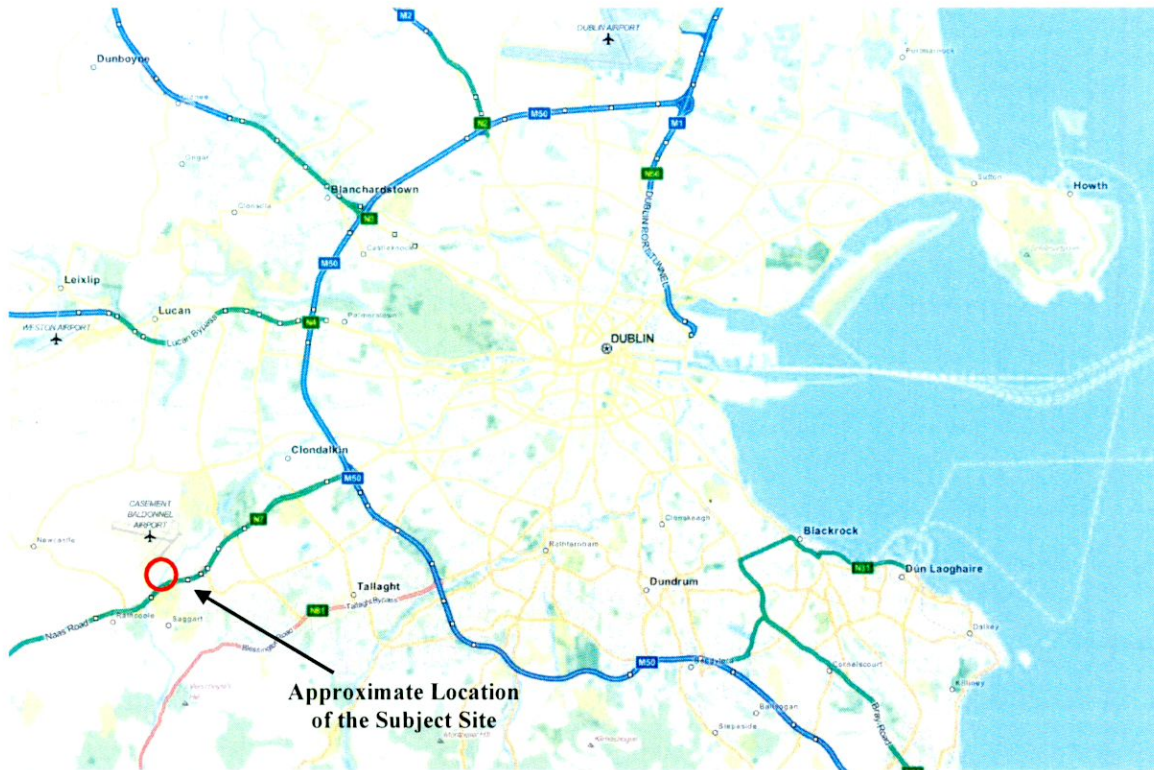


Figure 1: Site Context (Source: Open Street Map).

Permission was granted by An Bord Pleanála on the 13th of April 2017 for three warehouse units in Mountpark Baldonnell Phase 1, Baldonnell Business Park, north of Clonsilla Avenue under Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392). This development was subsequently amended under Reg. Ref. SD17A/0362, SD18A/0266 and SD19A/0048 and is complete. This development is known as Mountpark Baldonnell Phase 1.

The first part of a Phase 2 (SD19A/0370) development which comprised of 2 no. warehouse/logistic units (Units C+D) was granted planning permission by SDCC on the 09/03/2020. Unit C is complete and Unit D is now under construction. Permission was granted on 26th April 2021 for an application under SDCC Reg. Ref. SD20A/0319 to swap the locations of Unit C and D along with other minor revisions. A number of minor amendments to these units have been submitted in recent months and are listed in Appendix 1 of this Cover Letter.

Units F and G are located to the west of Unit E, planning permission was granted by SDCC under Reg. Ref. SD21A/0230 on the 29/11/2021. We have included relevant planning history as part of Appendix 1.

Figure 2 below indicates the location of the subject site within the overall Business Park.

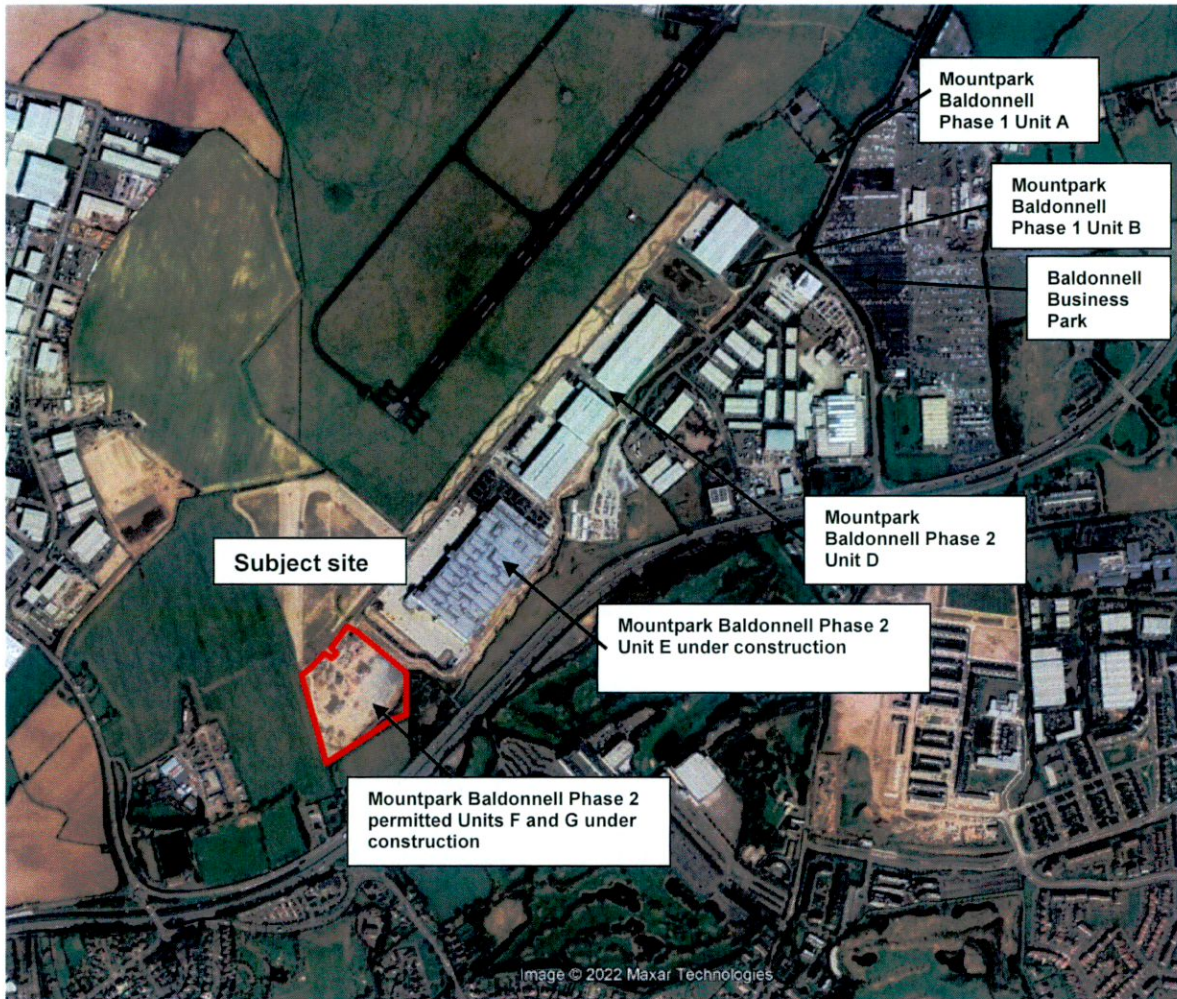


Figure 2: Indicative Location of the site (red), Source: Google Maps.

Proposed Development

The proposed development will consist of:

- The installation of two external water tanks and associated concrete slabs, guardrails and access ladders, to the north-east of Units F & G (currently under construction); and
- All associated landscaping, infrastructure and site development works to facilitate the development.

The proposed development will support the functioning of Units F and G.

Planning Policy Context

We note the provisions of the South Dublin Development Plan 2022-2028 which came into effect in August 2022.

Zoning Objective

The South Dublin County Development Plan 2022-2028 (SDCDP) is the statutory Development Plan for the subject site. This section of this report provides a brief description of Development Plan policy as it related to the current EE land use zoning objective for the site. The subject lands are zoned zoning objective EE which is “to provide for enterprise and employment related uses.”



Figure 3: SDCC Zoning Map with site outlined in redline (Source: SDCC, 2022).



EE

Enterprise and Employment

Water tanks are not specifically identified in the land-use zoning matrix for Zoning Objective EE, however are an essential part of the operation of the units and the functioning of EE lands therefore are in accordance with the zoning objective for the site.

The treatment, finish and colours will be consistent with the permitted units and associated infrastructure.

Conclusion

On behalf of MLEU Dublin 3 Limited, we submit a planning application for amended water tanks and all associated works.

It is considered that the proposed development is entirely consistent with the proper planning and sustainable development of the area. As such, it is respectfully requested that South Dublin County Council grant permission for the proposed development.

Yours faithfully,

John Spain Associates

APPENDIX 1: PLANNING HISTORY

SDCC Reg. Ref. SD22A/0270

Permission was sought by MLEU Dublin 3 Limited and Charles Greene for the provision of an amended junction and new link road at Townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22. SDCC issued Final Grant 15 Sep 2022.

SDCC Reg. Ref. SD22A/0269

Permission was sought by MLEU Dublin 2 Limited for Signage for Unit E including the provision of 1 halo illuminated sign to the Unit E, In the Townland of Collegeland, Baldonnell Business Park, Dublin 22. SDCC issued Final Grant 15 Sep 2022.

Unit D Signage - SD22A/0125:

On 27th April 2022, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit D for additional signage. This application is still under consideration by SDCC.

Baler Canopy Permission - SD22A/0026:

On 1st February 2022, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit E for a canopy for a waste compactor. A notification of decision to grant was issued on the 25th March 2022 by SDCC.

Additional Plant Permission Unit D - SD21A/0363:

On 23rd December 2021, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit D for additional plant. A Final Grant was issued 4th April 2022 by SDCC.

Signage Permission Unit E - SD21A/0320:

On 19th November 2021, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for amendment to Unit E for proposed signage. This application was granted on the 25th February 2022 by SDCC.

Units F and G Permission - SD21A/0230:

On 25/08/2021, MLEU Dublin 3 Ltd. applied to SDCC for planning permission for 2 No. additional units (Units F and G) under South Dublin County Council Reg. Ref. SD21A/0230. SDCC issued a notification of decision to grant by SDCC 19/10/2021.

Permission - SD20A/0319:

SDCC issued a final grant of permission on the 26/04/2021. This permission amended permitted units C and D providing for an increase in floor area resulting in Unit C 7,937 sqm and Unit D, 12,050. An overall increase of 639sq.m for Units C and D at Mountpark Baldonnell Phase 1.

Permission - SD20A/0215:

SDCC issued a final grant of permission on the 23/11/2020 which included the construction a logistics/warehouse unit (Unit E) comprising a GIA 60,747 sqm southwest of Mountpark Baldonnell Phase 1.

Permission - SD19A/0370:

On 26/11/2019, MLEU Dublin Ltd. applied to SDCC for planning permission for the construction of two logistics/warehouse units (Unit C and D) for part of the Phase 2 development south west of Baldonnell Phase 1 at Baldonnell Business Park, Dublin 22. SDCC issued a final grant of permission on the 09/03/2020.

Permission - SD19A/0179:

SDCC issued a final grant of permission on the 02/09/2019 for the erection of two backlight signage units to the southeast and northeast elevations facing Clonlara Road, mounted to previously approved development SD18A/0266 on Unit B.

Parent Permission - Reg Ref. SD15A/0309 (ABP Ref. 246392)

Planning permission was refused by South Dublin County Council on 7th of March 2016 for 3 units for light industrial and logistics/warehouse. Following first party appeal, permission was granted by An Bord Pleanála on the 13th of April 2017.

Amendment Permission - SD17A/0362:

On 04/10/2017, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) at Baldonnell Business Park, Dublin 22. The proposed amendments primarily relate to an increase in the building height of the permitted warehouses. The Final Grant was issued 23/01/2018 by SDCC.

Amendment Permission - SD18A/0266:

On 24/07/2018, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by SDCC Ref. SD17A/0362 at Baldonnell Business Park, Dublin 22.

The amendments sought the omission of unit C from the proposal and the enlargement of unit B in its place. Final grant was issued on 30/10/2018 by SDCC

Amendment Permission - SD19A/0048:

On 12/02/2019, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by SDCC Ref. SD17A/0362 and SD18A/0266 at Baldonnell Business Park, Dublin 22. The amendments sought to relocate the permitted bridge which provides access over the River Camac to a location outside of the Irish Water wayleave. In a decision dated 22/05/2019 (final grant), SDCC decided to grant permission for this application.