

Comhairle Chontae Atha Cliath Theas

PR/0005/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0423 **Application Date:** 07-Nov-2022
Submission Type: New Application **Registration Date:** 07-Nov-2022
Correspondence Name and Address: RKD Architects 59, Northumberland Road,
Ballsbridge, Dublin 4
Proposed Development: Opening up of the existing facade to facilitate the
installation of 2 new windows into the first floor
office area of the existing water treatment building.
Location: Leixlip Water Treatment Plant, Cooldrinagh, Leixlip,
Co. Dublin
Applicant Name: Uisce Éireann / Irish Water
Application Type: Permission

Description of Site and Surroundings:

Site Description:

The subject site is comprised of the Leixlip Water Treatment Plan. The site is bound by the River Liffey to the west, the R148 Leixlip Road to the north, Cooldrinagh Lane to the east and the M4 Motorway runs along the southern boundary of the site.

Site Area:

Stated as 19.69 Ha

Proposal:

Permission is sought for:

- The creation of 2 No. window opes to facilitate the installation of 2 No. windows to the first floor office area of the existing water treatment building. The 2 No. new windows will be visible on the eastern and western elevations of the building.
- All ancillary site works.

Zoning:

The site is subject to zoning objective 'HA-LV - To protect and enhance the outstanding character and amenity of the Liffey Valley' in the South Dublin County Development Plan 2022-2028.

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Overlap is also indicated with the following relevant Development Plan Map Layers:

- Bird Hazards.
- Inner Horizontal Surface – Weston Airport.
- Outer Horizontal Surface – Weston Airport.

Submissions/Observations /Representations

Expiry of timeframe for submissions/observations- 12th December 2022.

None received.

Relevant Planning History

SD10A/0130

Construction of the following elements: Main Treatment Building including: Sedimentation Tanks; Filters; 1 no. Flash Mixer; Internal ESB substation; Chemical Storage and Plant Machinery; 2 no. Sludge Holding Tanks; 1 no. Clearwater Tank; 2 no. Washwater Recovery Tanks; 1 no. Balancing Tank; 1 no. Stores Building; associated site development works and interconnecting pipework, with all services connected to existing public services at this location; ancillary chambers and pumping stations; 1 no. infiltration pond to collect the surface water run-off from the proposed site, supernatant from washwater recovery tanks and overflow from the Clearwater tank and New Flash mixer and scours (the pond shall drain to the existing site surface water system). It is proposed to construct a temporary construction compound and site offices for the duration of the construction period. An existing entrance immediately south of Leixlip Bridge on the R148 Leixlip Road will be used during construction.

SDCC Decision: Grant Permission, subject to conditions.

SD06A/0500

Permission sought for expansion of Fingal County Council water treatment plant and associated works largely the same as the current proposal and comprising the following:

- Construction of a main treatment building including sedimentation tanks, filters, flash mixer, internal ESB substation, chemical storage and plant machinery. The floor area of this building is 5,090sq m and the proposed ridge height is 10m from finished ground level.
- 2 sludge holding tanks, with a total capacity of 158sq m
- Clearwater tank, 2,600sq m
- 2 wash water recovery tanks, with a total capacity of 754sq m
- Balancing tank
- Stores building
- Associate site development and interconnecting pipework with all services connected to existing public services.

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- Ancillary chambers and pumping stations.
- Infiltration pond to handle surface water run-off.
- Temporary construction compound and site offices for the duration of the construction period.
- Landscaping and berms
- An existing entrance immediately south of Leixlip Bridge on the R148 Leixlip Road to be used during construction.

SDCC Decision: Grant Permission, subject to conditions.

Relevant Enforcement History

S5188

Non-compliance with SD06A/0500.

Status: File closed – complies with permission granted.

Pre-Planning Consultation

None on record.

SEA Sensitivity Screening

Overlap is indicated with the following SEA Sensitivity Layers:

- High Amenity Liffey Valley
- Records of Monuments and Places - DU017-075-01 'Ring-barrow' and DU017-075-02 'Iron Working'

Relevant Policy in South Dublin County Development Plan 2022-2028

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

NCBH7 Liffey River Valley and Special Amenity Area Order

Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO).

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NCBH7 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA-LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:

- does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services;
- is related to the area's amenity potential;
- is designed and sited to minimise environmental and visual impacts; and
- enhances the County's green infrastructure network.

NCBH7 Objective 2:

Within areas designated 'High Amenity – Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it:

- relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or
- comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- preserves the amenity value of the river valley including its biodiversity value, its landscape value, and views or vistas of the river valley.

NCBH7 Objective 4:

To facilitate and support the development of the Liffey Valley (Zoning Objective 'HA-LV') as an interconnected green space and park in collaboration with Dublin City Council, Fingal County Council, Kildare County Council, the OPW and other State agencies, existing landowners, community groups and sectoral and commercial interests in accordance with the Ministerial Order for the Liffey Valley SAAO by:

- Carrying out a study of the lands that comprise Liffey Valley inclusive of the Special Amenity Area Order (SAAO) and adjacent lands;
- Investigating and determining, as part of the study, viable and appropriate uses to support and facilitate the development of a Regional Park (Liffey Valley Park), with particular emphasis on enhancing the recreation, amenity value and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network;
- Identifying and designating, as part of the study, possible future new pedestrian routes and footbridge locations in accordance with '*Towards a Liffey Valley Park*' (2007) or any superseding plan, including potential permissive access routes.
- Universal accessibility for all should be balanced with ensuring that environmental and built heritage sensitivities are not negatively impacted upon.

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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.

EDE25 Objective 2:

To limit the operation of the extractive industry and ancillary uses at environmentally sensitive locations and within areas designated with Zoning Objective 'HA-DM', 'HA-LV' and 'HA-DV' where extraction would result in significant adverse effects and / or prejudice the protection of the County's natural and built heritage.

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.

Chapter 12 Implementation and Monitoring

Relevant Government Policy

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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Assessment

The main issues for consideration are:

- Zoning and Council Policy
- Design and Visual impact
- Drainage and Water Services
- Green Infrastructure
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning

The site is zoned objective 'HA-LV To protect and enhance the outstanding character and amenity of the Liffey Valley' in the South Dublin County Development Plan 2022-2028.

Public Services are defined in Appendix 6 - Definitions of Use Classes of the Development Plan 2022-2028 as:

'A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities.'

It is considered that the existing water treatment plant at the subject site is an established 'public service' use.

The use class 'Public Services' is 'Open for Consideration' under the 'HA-LV' zoning objective. The proposed development is comprised of a slight modification to the elevational treatment of a building within the established public service use and is therefore considered acceptable in principle.

Design and Visual impact.

The proposed development will result in the creation of 2 No. window opes to facilitate the installation of 2 No. windows to the first floor office area of the existing water treatment building. The 2 No. new windows will be visible on the eastern and western elevations of the building.

The proposed development will not have a significant impact on the appearance of the existing building and will not result in an adverse impact to the visual amenity of the subject site, adjacent property or the surrounding streetscape.

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Drainage and Water Services

The Applicant has not provided any information in relation to the existing and proposed drainage layout of the subject unit. However, having regard to the nature and scale of the proposed development (2 No. additional windows to an existing building), there will be no significant alteration to the drainage and water services infrastructure for the existing building.

Green Infrastructure

The site is located within the Liffey Valley Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1. It is noted that the application does not include details of the proposed drainage layout, any SuDS measures or a Green Infrastructure Plan. However, in this instance, having regard to the nature and scale of the proposal, it is considered that the subject development would not have an adverse impact on the existing Green Infrastructure Network.

Screening for 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 subject site is not located within nor within close proximity to a European site. The proposed development is located within an established water treatment plan and comprises 2 No. additional window opes to an existing building.

Having regard to:

- the small scale and domestic 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.

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Other Considerations

Development Contribution

The proposal is for the addition of 2 No. window opes to an existing building. No new floor area is proposed. No development contribution arises.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq. m)
Provision of 2 No. new window opes	N/A
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	19.69Ha

Conclusion

Having regard to the policies and objectives outlined in the South Dublin County Development Plan 2022-2028, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to 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.

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2. External Finishes.

All external finishes shall harmonise in colour and texture with the existing building.

REASON: In the interest of visual amenity.

3. 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.

4. 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

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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.

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REG. REF. SD22A/0423

LOCATION: Leixlip Water Treatment Plant, Cooldrinagh, Leixlip, 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: 11/01/23_____



Gormla O'Corrain,
Senior Planner