

Comhairle Chontae Atha Cliath Theas

PR/0082/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0442 **Application Date:** 18-Nov-2022
Submission Type: New Application **Registration Date:** 18-Nov-2022

Correspondence Name and Address: Manahan Planners 38, Dawson Street, Dublin 2

Proposed Development: Erection of a new external car wash structure (64sq.m) at the south east corner of the existing building, including for all associated site works, excavations, pumps, drainage, kerbing and landscaping.

Location: Unit 2007 & 2008, Orchard Avenue, Citywest Business Campus, Dublin 24

Applicant Name: Gowan Distributors Limited

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 2.348 Hectares on the application form.

Site Description

The subject site is located on Orchard Avenue within the Citywest Business Park. The site has extensive boundary planting and accommodates a large warehouse/office structure, with associated external plant and other units at ground level to the east, and a water tower of approximately the same height as the building. Parking is provided to the south and west of the building. Access is from the west, and a dedicated service route provides direct vehicular access to the building from the east. The main entrance to the site and building is to the west. The site is bounded to the north and west by other light industrial/commercial sites in the Citywest Business Park. To the south and east, it is bounded by newer residential development in Citywest/Fortunestown.

Proposal

Permission for the erection of a new external car wash structure (64sq.m) at the south east corner of the existing building, including for all associated site works, excavations, pumps, drainage, kerbing, and landscaping.

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Zoning

The subject site is largely zoned 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP. Parts of the site along the eastern and south-eastern boundaries of the site are zoned 'RES': *'To protect and / or improve residential amenity'*. Part of the internal access road in the south and the turning circle in the south-west of the site are unzoned.

Consultations

Water Services	Additional information requested.
Irish Water	Additional information requested.
Roads Department	No objection subject to conditions.
Public Realm	No observations or comments to add.
H.S.E. Environmental Health Officer	No report received.

SEA Sensitivity Screening – the subject site overlaps with Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the CDP.

Submissions/Observations/Representations

None received.

Relevant Planning History

Subject site

SD21A/0240

Changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also. **Permission granted.**

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Conditions of note:

2. Amendments.

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

Revised plans that show no more than 118 car parking spaces to serve the development.

REASON: To promote sustainable transport, comply with maximum standards of the County Development Plan and in the interests of the proper planning and sustainable development of the area.

3. Education and Training.

The automotive academy and training area permitted as part of this development shall be ancillary to the overall light industrial / office-based industrial use on the site and linked to that activity.

REASON: To clarify the permitted use.

SD03A/0534

Construction of 2 no. car parks on grade, each of area 262m.sq. and with 14 car spaces and are to be located off existing private circulation road which serves the factory. **Permission granted.**

S01A/0001

Amendments to existing planning permission (Reg. Ref. No. S00A/0268) for alterations and extensions to previously approved industrial facility, unit 2007, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,090 sq.m. The amended building shall be attached to, and interconnect with adjoining unit 2008 (Reg. Ref. No. S97A/0594). The development, which will include all associated site works, car parking, delivery yards and site services on a site of circa 3 acres. The site forms part of the previous overall permission, Reg. Ref. No. 90A/2340. **Permission granted.**

S00A/0268

For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

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Pre-Planning Consultation

None identified.

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

Policy GI1: Overarching

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.

Policy GI2: 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.

Policy GI4: Sustainable Drainage 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.

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.

Policy E3: Energy Performance in Existing and New Buildings

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.2.1 Land-Use Zoning Tables

(iv) Transitional Areas

Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use,

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scale, and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.9.2 Enterprise and Employment Areas

12.11.1 Water Management

12.11.3 Waste 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).

The Planning System and Flood Risk Management Guidelines for Planning Authorities Department of the Environment, Heritage and Local Government and OPW (November 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;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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Zoning and Council Policy

Land Use Zoning

The subject site is largely zoned 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP. Parts of the site along the eastern and south-eastern boundaries of the site are zoned 'RES': *'To protect and / or improve residential amenity'*. Part of the internal access road in the south and the turning circle in the south-west of the site are unzoned.

The proposed development for a new external car wash structure is located in the south-east corner of the site. The proposed structure is located in the EE zoning part of the site. Under Reg. Ref. SD21A/0240 a warehouse, light-industry and office-based industry use was permitted on the subject site. These are all uses that are Permitted in Principle under the EE zoning in the 2022-2028 CDP.

The submitted Planning Report states that the proposed car wash would be associated with the existing light industry/distribution building. The car wash will be used to clean commercial vehicles and vehicles that arrive for storage and distribution. The proposal is therefore considered to be acceptable in principle.

Transitional Area

The site is located in a transitional area, with residential development located to the south and east. The assessment of the development should therefore consider the proposed development's potential impact on adjoining residential amenity.

Visual and Residential Amenity

The proposed development involves the construction of a car wash structure. The structure would be approx. 64sq.m in size. The structure would approx. 3.5m in height, 6.1m in width and 10.5m in length. It would be located at the south-east corner of the existing building, screened from the north and west by the existing building. At its closest point, the structure would be located approx. 12.5m from the south-eastern boundary of the site. This boundary adjoins the rear boundaries of dwellings facing onto Cúil Dúin Lawn. Given the location, scale and design of the proposed structure it is considered that it would have an acceptable impact on visual and residential amenity.

Access and Parking

The Roads Department have reviewed the proposed development and have no objection subject to conditions:

A car wash facility within the citywest business campus. It is suggested that the wash is to be commercial and not for public use. The location of the entrance and exit of the wash facility is close

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to a bend and sight lines maybe compromised by the adjacent building. The applicant should ensure that there is adequate visibility for vehicles reversing at this location.

No Roads objections subject to the following conditions:

- 1. The wash facility is not for public use.*
- 2. Adequate visibility is achievable and vehicle reversing is possible at this location.*

The report from the Roads Department is noted. The car wash facility can be conditioned as ancillary to the overall light industrial/office-based industrial use on the site and linked to that activity.

If the Roads Department has concerns in relation to traffic safety associated with the structure this can be addressed by way of **additional information**.

Green Infrastructure and Landscaping

The subject site is not located within a green infrastructure area, corridor or link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to the location, nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and request additional information in relation to surface water:

- 1.1 The applicant is required to submit drawings of the existing and proposed Surface Water Layout for the site.*
- 1.2 There are no SuDS (Sustainable Drainage Systems) features proposed for the development. Submit a drawing in plan and cross-sectional view showing proposed SuDS for the development.*
- 1.3 Show in a report calculations of how much surface water attenuation is required in m³ and show how much surface water attention is provided in m³.*
- 1.4 Show on a drawing where surface water attenuation is provided and how much surface water attenuation is provided in m³.*

The applicant should be requested to submit drawings of the existing and proposed surface water layout for the site. Given the scale of the development proposed and location on an existing hard standing area, it is not considered that additional information on SuDS should be sought.

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It is noted that Water Services state that they have no objections in relation to flood risk.

Irish Water have reviewed the proposed development and request that the applicant submits drawing(s) showing the watermain and foul drain layouts of the proposed development up to the point of connection to the public watermain and foul sewer systems. **This should be submitted by way of additional information.**

Irish Water also advise that in the event of a grant of permission a condition should be included that prior to commencement of development the applicant or developer shall enter into water and waste water connection agreements with Irish Water.

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 submitted Planning Report concludes that it is considered that the proposed development will not have any impact on any Natura 2000 sites, either on its own or cumulatively with other development and therefore it is not considered that a Stage 2 Appropriate Assessment is required.

The subject site is not located within nor within close proximity to a European site. The development involves the construction of a car wash facility.

Having regard to:

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

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,

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it is considered that **Additional Information** is required in relation to traffic safety and services to ensure the proposed development would be in compliance with Council policy and in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. The Roads Department state in their report that 'the location of the entrance and exit of the wash facility is close to a bend and sight lines maybe compromised by the adjacent building. The applicant should ensure that there is adequate visibility for vehicles reversing at this location'. The applicant is therefore requested to submit additional information that confirms that adequate visibility is achievable and vehicle reversing is possible at the proposed location of the car wash facility.
2. (a) The applicant is requested to submit the following in relation to surface water drainage:
 - (i) Drawing(s) of the existing and proposed surface water layout for the site.
 - (i) A report with calculations of how much surface water attenuation is required in m3 and show how much surface water attenuation is provided in m3.
 - (iii) A drawing where surface water attenuation is provided and how much surface water attenuation is provided in m3.
- (b) The applicant is requested to submit drawing(s) showing the watermain and foul water drainage layouts of the proposed development up to the point of connection to the public watermain and foul sewer systems.


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REG. REF. SD22A/0442

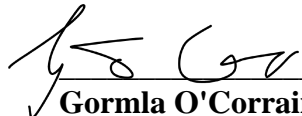
LOCATION: Unit 2007 & 2008, Orchard Avenue, Citywest Business Campus, Dublin 24



Jim Johnston,
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: 23/01/23



Gormla O'Corrain, Senior Planner