

Comhairle Chontae Atha Cliath Theas

PR/0107/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0447 **Application Date:** 29-Nov-2022
Submission Type: New Application **Registration Date:** 29-Nov-2022

Correspondence Name and Address: J Taylor Architect Ltd 39, North Avenue, Mount Merrion, Co. Dublin

Proposed Development: Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.

Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Applicant Name: P & S Machinery

Application Type: Retention

(EW)

Description of Site and Surroundings:

Site visit: 25/01/2023

Site Area: stated as 0.0666 ha.

Site Description:

The subject site is located on Bluebell Avenue, in the Bluebell Industrial Estate. It mainly comprises a triangular-shaped cleared greenfield site with an existing Warehouse and a small rectangular piece of hard standing to the west of the site that is bound by a palisade fence. The northern side of the site has a high (c.3.5m) block wall boundary between the subject site and the Grand Canal. Access to the site is between two existing large warehouse buildings.

Proposal:

The proposal consists of *Retention* for the following:

- alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.

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Zoning:

The subject site is subject to zoning objective 'REGEN' - '*To facilitate enterprise and/or residential-led regeneration*' under the South Dublin County Council Development Plan 2022-2028.

The site is located within the REGEN zoned lands which is subject to an area plan. The City Edge Project plan is currently ongoing and is in Phase 1.

Consultations:

Surface Water Drainage

Requests Additional Information.

Irish Water

Requests Additional Information.

Parks

No objections.

Roads

No objection, subject to conditions.

EHO

No objection, subject to conditions.

Noted Previous report under SD21A/0329

- Forward Planning City Edge Delivery Team – refer to previous report regarding proximity to the Canal under SD21A/0329.

Submissions/Observations /Representations

None.

Relevant Planning History

SD21A/0329 - Construction of a warehouse measuring 189sq.m with ancillary office space measuring 89sq.m.

Decision: **GRANT PERMISSION.**

Conditions:

1. Requirments for Bats.

(i). All proposed mitigation and enhancement measures as described in the bat report shall be implemented in full.

(ii). The installation of the bat boxes shall be overseen by an experienced bat expert. Within a year of completion of construction, a follow-on bat survey shall be undertaken by a bat expert to assess any potential impact of lighting and to assess any uptake of the bat boxes by local bat

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populations. This monitoring report shall be forwarded to the Planning Authority.

REASON: to protect any bats on site.

2. Landscape Plan

Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- (i). a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- (ii). location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) Sustainable urban drainage integration
- (iii). a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- (iv). specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- (v). types and dimensions of all boundary treatments

All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2016-2022.

3. Ecological Protection and Enhancement

- (i). Prior to the commencement of any permitted development, the developer shall engage the services an independent, qualified ecologist, for the entire period of construction activity.
- (ii). The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the OPENFIELD Ecological Services Ecological Impact Assessment Report dated June 2022 and Wildlife Surveys Ireland Bat Report dated 7th June 2022.

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REASON: In the interests of visual amenity and integrating the development into the landscape and in accordance with relevant policies and objectives contained within the CDP 2016-2022.

SD08A/0341: 2-storey warehouse with a total gross floor area of 990sq.m. with 10 no. associated car parking spaces and all ancillary site works including drainage and watermain connection.
Decision: **GRANT PERMISSION.**

SD08A/0048: 3 storey warehouse with a total gross floor area of 1376sq.m. with 6 no. associated car parking spaces and all ancillary site works including drainage and watermain connections.
Decision: **REFUSE PERMISSION.**

Adjacent site

SD04A/0012: Unit D2, Bluebell Industrial Estate, Dublin 12.
Sub-division of Unit D2 into 3 No. units with office accommodation.
Decision: **GRANT PERMISSION FOR RETENTION.**

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None

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

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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 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of

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daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

5.2.9 Materials, Colours and Textures

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

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.

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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.*

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.

9.2.2 Urban Growth, Regeneration and Placemaking

Policy EDE4:

Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

EDE4 Objective 1:

To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

Section 9.2.3 Building on Clusters

Policy EDE5: Building on Clusters

Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.

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EDE5 Objective 1:

To prioritise hi-tech manufacturing, research and development and associated uses in the established Business and Technology clusters to the west of the County (Grange Castle and Citywest areas) maximising the value of higher order infrastructure and services that are required to support large scale strategic investment.

EDE5 SLO1:

To ensure that the campus style environment in Citywest is maintained to promote an attractive landscaped setting for the existing and future business within the business park.

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

12.5.7 Signage – Advertising, Corporate and Public Information

Development proposals that include signage should take account of the following:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;*
- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;*
- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;*
- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;*
- Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);*
- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;*

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- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*

Table 3.19: Signage

12.11.4 Environmental Hazard Management (iii) Lighting External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety.

Relevant Government Guidelines

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

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

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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 concern the following:

- Zoning and Council Policy
- Signage
- Visual Amenity
- City Edge
- Roads
- Green Infrastructure
- Infrastructure and Environmental Services
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Council Policy

The site is subject to zoning objective REGEN – *'To facilitate enterprise and/or residential led regeneration'*. Warehousing development is open for consideration and alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building are permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

External alterations to the structure are required to adhere to signage within the permitted warehousing use and impact on green infrastructure. Advertising and advertising structures are permitted in principle within the REGEN Zoning Objective.

Visual Impact

The proposed development would have a pitched roof height of c.7.070 metres and would be c.10.7 metres in length at its largest point with a width of c8.6 metres. At two storeys (c.7.0m), the height of the proposed warehouse with a pitched roof aligns with the height of the adjacent warehouse to the east. At two storeys, the height of the proposed warehouse will be consistent with the adjoining warehouse structures to the southeast and southwest of the site.

The site area is primarily industrial in nature. The subject site is to the furthest rear (north) of two large warehouse structures south of the site and is accessed by a lane between the two structures. The northern site boundary is comprised mainly of a high block wall (c.3.5m) which separates the Grant Canal further north. Generally, the proposal will not have a significant adverse visual impact and will integrate with the other existing land uses in the vicinity. The application proposes to retain the 89 sq.m structure to the west side of the existing 189sq.m warehouse structure granted under SD21A/0329. The structure is considered ancillary in addition to the main warehouse building and is, therefore, acceptable.

The applicant has not installed any new external windows or doors in this warehouse building for retention. No new signage design has been outlined for retention. The materials outlined will be in keeping with the existing warehouse building and the surrounding vicinity. The Roads Department has no objections to the proposed development. The site is located within the City Edge Project area and is zoned 'REGEN', which seeks *'To facilitate enterprise and/or residential-led regeneration'*, addressed below.

City Edge

The site is located within the City Edge Framework Plan area which is for a large-scale regeneration project. The area will be subject to significant change in the medium to long-term. The intensification of this site for current use not in-line with future vision of City Edge Framework. However, at this stage the framework is non-statutory therefore the assessment of any application

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now will be reviewed on the CDP. The area where subject site is located is marked for Residential Led Mixed use zone under the non-statutory City Edge Framework.

No report was received from City Edge Department however, with reference to the parent application under SD21A/0329 and addressing the initial concerns by way of additional information; the following is noted:

The Emerging Preferred Scenario has evolved into a Strategic Framework which was presented to the May 2022 South Dublin County Council Meeting for noting. The Strategic Framework provides the direction of travel for the area up to 2070 in line with objectives set out in national guidance through the NPF and RSES. As the site is located within an area currently zoned REGEN, future development objectives of the Strategic Framework and the statutory plan that will follow for the area, could see the area evolve to accommodate development that goes beyond the existing characteristics of the area which is mainly industrial in nature.

The non-statutory Strategic Framework does not, however, represent a framework for development consent and will inform the statutory plan at the next stage of the City Edge Project. Identifying how the proposed development relates to the Emerging Preferred Scenario, as per the further information request, is therefore no longer considered relevant or necessary.

Approach to Grand Canal

The applicant has responded to the further information response with respect to how the development would address the initial approach to the Grand Canal in terms of:

- Creating a destination and attraction*
- Creating an active travel and ecological greenway*
- Introducing amenity and recreational uses*
- Balancing amenity & ecology.*

The applicant has advised that the site is separated from the canal by an existing masonry wall with existing mature trees on the canal side of the wall and submits that neither will be impacted on by the development with no negative impact on trees on the canal side. Some internal site planting is proposed by the applicant, and it is suggested that this will enhance the amenity of the area.

The applicant further explains that the proposed development will not have direct access to the Grand Canal and will not add to the generation of active travel along the greenway, with no negative impact on the Grand Canal and will have no impact on the balance between amenity and ecology.

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The applicant reiterates that the site is within the existing Bluebell industrial estate and that there is no direct access to or from the canal from the site.

In advance of the formulation of a statutory plan for the area, the applicant's response is considered sufficient at a wider level from the perspective of the City Edge Project.

The Planning Authority Considers the applicant has satisfactorily addressed the request for Additional Information for this item.

Having regard to the current stage of the plan-making process as outlined above, the Planning Delivery Team comments on relevant applications within the boundary of the City Edge Masterplan on a case-by-case basis. In this regard, the Planning Delivery Team concerns regarding proximity to the canal are already covered parent application under SD21A/0329.

Green Infrastructure and Landscaping

The parks have no comments on the application and the proposals are below the 500 sq.m threshold that would usually trigger a request for a green infrastructure plan.

Environmental Health

A report was received from the Environmental Health Officer (EHO) recommending the proposal to be acceptable subject to **conditions**. It is considered appropriate to attach the subject conditions in the event of a grant.

Roads

A report was received from Roads Department recommending the proposal to be acceptable subject to no conditions in the event of a grant.

Services & Drainage

Surface Water Drainage have recommended Additional Information be requested. An extract taken from the Irish Water report states the following:

There is a 750mm surface water sewer north of site. Submit a drawing showing the setback distance from existing 750mm surface water sewer to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 6m from the building to the outside diameter of existing 750mm surface water sewer.

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Submit a drawing showing the setback distance from the edge of canal to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 10m from the building to the edge of canal.

Submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.
Examples of SuDS can be found in SDCC SuDS Guide.

Irish Water has recommended Additional Information be requested regarding requirements for Irish Water.

1 Water (Further Information)

1.1 Submit a drawing showing the setback distance from development to an existing 15" watermain north of site
1.2 Submit a Confirmation Letter of Feasibility of development from Irish Water to SDCC.

2 Foul (No Objection)

2.1 The applicant shall have a written agreement regarding connection/s of water from the development with Irish Water.

It is considered appropriate to request the above **Additional Information** for Surface Water Drainage and Irish Water with the distance from existing 750mm surface water sewer to building seeking retention permission.

Screening for Appropriate Assessment (AA)

An AA Screening report from applicant to aid assessment has already been covered in parent application under SD21A/0329 and has satisfactorily addressed the request for AI and Clarification of Additional Information for item of concern by the planning authority.

Screening for Environmental Impact Assessment (EIAR)

Screening report from the applicant to aid assessment has already been covered in parent application under SD21A/0329 and has satisfactorily addressed the request for AI and Clarification of Additional Information for item of concern by the planning authority.

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Development Contributions

Retention for the increase of the warehouse area by 89sq.m

Development Contributions	
Planning Reference Number	SD22A/0447
Summary of permission granted & relevant notes:	Retention for the increase of the warehouse area by 89sq.m
Are any exemptions applicable?	No
Is development commercial or residential?	Commercial
Standard rate applicable to development:	112.57
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	112.57
Area of Development (m2)	89sq.m
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	89sq.m
Total development contribution due	€10,018.73

SEA monitoring

Building Use Type Proposed: Retention for the increase of the warehouse area by 89sq.m

Floor Area: 89sq.m

Land Type: Brownfield.

Site Area: 0.0666 ha

Conclusion

It is considered appropriate to request the Additional Information for Surface Water Drainage and Irish Water with the distance from existing 750mm surface water sewer to building seeking retention permission and the site is located along a Primary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map under the CDP.

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Recommendation

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

1. There is a 750mm surface water sewer north of site. Submit a drawing showing the setback distance from existing 750mm surface water sewer to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 6m from the building to the outside diameter of existing 750mm surface water sewer.
 - (i) The applicant is requested to submit a drawing showing the setback distance from the edge of canal to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 10m from the building to the edge of canal.
 - (ii) The applicant is requested to submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS can be found in SDCC SuDS Guide.
2. The applicant is requested to submit a drawing showing the setback distance from development to an existing 15 watermain north of site 1.2 Submit a Confirmation Letter of Feasibility of development from Irish Water to SDCC.

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REG. REF. SD22A/0447

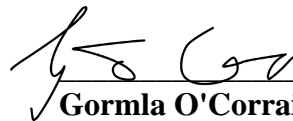
LOCATION: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12



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: 30/01/23



Gormla O'Corrain, Senior Planner