

# Comhairle Chontae Atha Cliath Theas

**PR/0135/23**

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

**Reg. Reference:** SD22A/0325      **Application Date:** 08-Aug-2022  
**Submission Type:** Additional      **Registration Date:** 10-Jan-2023  
Information

**Correspondence Name and Address:** John Wallace, EML Architects 37, Fitzwilliam Place, Dublin 2, D02 YT52

**Proposed Development:** Extension of an existing warehouse by approximately 1,685sq.m and the addition of 1 loading dock, extension of existing loading yard and upgrade of 11 parking spaces for E.V charging, 2 spaces to accessible parking spaces, and the addition of 35 covered bicycle parking spaces all on a site of approximately 1.6 hectares in the townland of Fortunestown .

**Location:** 23, Magna Drive, Magna Business Park, Citywest, Dublin 24.

**Applicant Name:** Origo Distribution Limited

**Application Type:** Permission

(AOCM)

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

Site Area: stated as 1.6 hectares.

#### Site Description:

The application site comprises a three-storey, detached warehouse unit on Magna Drive, Citywest. The area is comprised of similar industrial units, in an area that is predominantly characterised by commercial and industrial uses. The site boundary is comprised of mature vegetation and trees, with grassed mounds disguising the warehouses impact when viewed from the street. The sites immediately adjacent to the warehouse comprise similar uses. To the southeast of the site is Mount Seskin Community College.

### **Proposal:**

**Permission** is sought for the following:

- Extension (1,685 sq.m) to existing warehouse
- 1 no. additional loading dock
- Extension of existing loading dock and upgrade of 11 no. car parking spaces
- 35 no. covered bicycle spaces.

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### **Zoning:**

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses.'*

### **Consultations:**

#### Internal Consultees

Public Realm – **Additional information** recommended.

Roads – No objection

Water Services – No objection

Waste Management – No objection, **conditions** recommended.

#### External Consultees

Irish Water – **Additional information** recommended.

Environmental Health Officer (EHO) – No objection, **conditions** recommended.

Department of Defence – No objection, **conditions** recommended.

### **SEA Sensitivity Screening**

SEA monitoring indicates no overlap with relevant sensitive layers.

### **Submissions/Observations /Representations**

Submission expiry date – 12 September 2022

No submissions or observations received.

### **Relevant Planning History**

**SD06A/0266:** Retention of development for a change of signage on the north and west elevation.  
**Permission granted.**

**SD05A/0315:** Extension to the existing warehouse of a total area of 1,685sq.m., truck parking area; loading yards and loading docks; connection to water supply, foul sewer/surface water drainage; site development and landscape works; all on a site of 1.6 hectares in the townland of Fortunestown. **Permission granted – construction never commenced, and permission has now lapsed.**

**SD02A/0522:** The development consists of 1 no. warehouse unit with a total area of 4,563m<sup>2</sup>, including ancillary two-storey office accommodation, one-storey covered external store, external signage mounted on the building, car and truck parking area; loading yards and loading docks; connection to water supply, foul sewer/surface water drainage; site development and landscape works, perimeter fencing and site lighting. **Permission granted.**

**S01A/0630:** Industrial/warehouse unit with ancillary offices and associated carpark, electricity sub-station, sunken docks, canopy, marshalling yard and landscaping. **Permission granted.**

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### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

PP043/22 – 17/06/2022

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

*Chapter 4 Green Infrastructure*

*Section 4.1 Methodology*

*GII 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.*

*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*

*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*

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*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.*

### *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 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.*

#### *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.*

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*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*

### **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)

*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
- Use and Visual Amenity
- Roads
- Green Infrastructure
- Water Supply and Wastewater
- Infrastructure and Environmental Services
- Appropriate Assessment
- Environmental Impact Assessment

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#### **Zoning and Policy**

##### South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses.'* Warehousing is permitted in principle under this zoning objective.

#### **Use and Visual Amenity**

The application seeks to provide an extension of 1,685 sq.m to an existing 5,437 sq.m warehouse unit on a 1.6 ha site on Magna Drive within an established business park in Citywest. The principle of the works is therefore acceptable.

Development in the immediate vicinity of the subject site comprises similar warehouse development, and the site is primarily surrounded by similarly zoned lands. The warehouse extension would not be visible from the front of the building, if stood on Magna Drive, with the most prominent view of the works likely being from Mount Seskin Community College, located southeast of the site. A small portion of the subject site bounds the Mount Seskin lands, which are zoned for residential development and have a historic planning history related to the school use.

The development would be located approximately 15m from the southern site boundary. There is mature vegetation along the southern site boundary, which together with this separation distance would conceal the warehouse extension and limit its impact. A distance of 7.4m would be maintained to the western boundary. While the extension would protrude past the rear building line of the warehouse located to the west, it is not considered that there would be any significant impacts in terms of loss of light or overshadowing, given the warehouse use at this location and a lack of any fenestration on the rear of the neighbouring unit.

The warehouse extension would match the existing materials, height and proportions of the existing warehouse, seamlessly integrating with the established development. 4 no. doors would be located on the south, east and west elevations, along with a larger door serving the additional proposed loading dock. Smoke vents and roof lights panels would be provided on the roof.

Based on the above, it is considered that the proposed extension is acceptable in terms of use and visual amenity.

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### **Roads**

The Roads Department have reviewed the application and have stated no objection to the development on the following grounds:

*The applicant has made no changes to the existing access. An autotrack for fire tender and refuse has been provide and both show vehicles accessing the extended building. There are 72 no. existing parking spaces. 11no. are to be EV and 4no. mobility impaired spaces. There are 45no. bicycle parking spaces. The original planning was for 4650m2 warehouse and the addition of 1685m2 equates to 6335m2 building. The county development plan for Zone 2 requires 31no. spaces as the maximum therefore the development is overprescribed, and no addition parking is required. 31no. bicycle spaces are required this too has been reached.*

Upgrades to the existing car parking spaces to provide for 11 no. electric vehicle charging spaces and 4 no. mobility parking spaces are welcomed, along with the addition of 35 no. bicycle parking spaces.

### **Green Infrastructure**

The subject site is not located within a Core Area, Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). The development will result in the loss of a portion of grassland to the south of the site, as well as the removal of a number of mature trees. The applicant has not provided much information in relation to landscaping of the site, or mitigation for the loss of these green infrastructure assets. The development would result in an increased floorplate for the building of 1,685 sq.m.

The Public Realm section have reviewed the application and have recommended the following **additional information**:

1. *Landscape, Trees & Green Infrastructure:*

*The applicant is requested to submit:*

- a. *A detailed landscape, tree and boundary survey of the existing site (to include both plans and elevational drawings).*
- b. *A detailed proposed landscape plan. The proposed landscape plan should demonstrate how existing green infrastructure will be incorporated into the overall design.*
- c. *submit landscaping proposals that includes drawings indicating details of all proposed hard and soft landscaping, including details of all prosed site boundary treatments, detailed planting plans and planting schedules, stating species/varieties, quantities, sizes rootball presentation and spacings. The applicant is advised that all proposed planting should ideally consist of native*



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*and pollinator friendly species. The landscape plan should include a timescale a timescale for its implementation, including a minimum 18-month landscape maintenance and defects liability period.*

- d. Tree Survey - The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist.*

### **2. SUDS**

*The applicant is requested to submit the following:*

- a. A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- b. Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.*
- c. SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- d. Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should provide the following:*
  - i. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

### **3. Green Space Factor (GSF)**

*A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.*

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Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

<i>Zoning</i>	<i>Minimum Score</i>
<i>Res</i>	0.5
<i>RES-N</i>	0.5
<i>SDZ</i>	0.5
<i>REGEN</i>	0.5
<i>TC</i>	0.5
<i>DC</i>	0.5
<i>VC</i>	0.5
<i>MRC</i>	0.5
<i>LC</i>	0.5
<i>EE</i>	0.5
<i>RW</i>	0.5
<i>HA-DM</i>	0.7
<i>HA-LV</i>	0.7
<i>HA-DV</i>	0.7
<i>OS</i>	0.7
<i>RU</i>	0.7

*Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.*

As the development will result in the loss of green infrastructure assets, and increase hardstanding at the site, it is considered important to request the recommended **additional information** to ensure that the development has adequately mitigated these losses.

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Water Services have reviewed the application and have stated no objection. Their report doesn't recommend any **conditions** but notes the following:

- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

### Water Supply and Wastewater

Irish Water have reviewed the application and have recommended the following **additional information**:

1. *Water*
  - 1.2 *Obtain a letter of confirmation of feasibility for proposed development.*
  - 1.3 *Submit a Pre connection enquiry with Irish Water for proposed development.*
  - 1.4 *Prior to the commencement of development, the applicant or developer shall enter into a watermain connection agreement(s) with Irish Water.*

*All development shall be carried out in compliance with Irish Water Standards codes and practices.*

*Reason: In the interest of public health and to ensure adequate water facilities.*
2. *Foul*

*Prior to the commencement of development, the applicant or developer shall enter into a foul connection agreement(s) with Irish Water.*

As the development will be an extension of an existing warehouse, it is not considered necessary to request connection agreements or confirmations of feasibility. The applicant should note that any development at the site must comply with Irish Water Standards codes and practices.

### Infrastructure and Environmental Services

The Waste Management Section have reviewed the application and have recommended the following **condition** in the event of a grant:

1. *Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall:*
  - *include specific proposals as to how the RWMP will be measured and monitored for effectiveness.*
  - *follow the requirements set out in Sections 4 & 5 and meeting the minimum content requirements set out in Appendix C of Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*

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- *be submitted to the planning authority for written agreement prior to the commencement of development.*

*All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.*

This **condition** is considered appropriate to ensure the adequate management of was on site.

The Environmental Health Officer has reviewed the application and has provided a response stating that the development is acceptable subject to the following **conditions**:

1. *Noise*

*To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:*

*The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours*

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

2. *Air Quality*

*During the construction / 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.*

*Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.*

These **conditions** are considered appropriate in the interest of public health.

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The Department of Defence have also reviewed the application with regard to proximity to Casement Aerodrome. They have provided a response making the following observations:

- 1. Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681*
- 2. Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.*

It is considered appropriate to include item 1 as a **condition** in the event of a grant to protect the safe operation of Casement Aerodrome, and request item 2 as **additional information** to ensure the protection of wildlife in anticipation of the construction phase of the development.

### **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 industrial area and comprises of the extension of an existing warehouse and associated works.

Having regard to:

- the scale and 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.

### **Environmental Impact Assessment**

Having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real 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.

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the assessment of relevant consultees, it is considered appropriate to request **additional information** in relation to the following items prior to reaching a final decision on the development:

- A detailed landscape, tree, and boundary survey of the existing site.
- A detailed proposed landscape plan.
- Landscaping proposals including drawings indicating details of all proposed hard and soft landscaping, proposed site boundary treatments, planting plans and planting schedules.
- Tree Survey
- SUDS
  - A drawing to show how surface water shall be attenuated to greenfield run off rates.
  - A drawing to show what SuDS (Sustainable Drainage Systems) are proposed.
  - A comprehensive SUDS Management Plan and a maintenance plan
  - Natural SUDS features should be incorporated into the proposed drainage system for the development.
  - Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A Green Space Factor (GSF) Worksheet detailing how they have achieved the appropriate the minimum Green Space Factor
- Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on 03/10/22.

Further Information was received on 10/01/23.

### **Consultations**

#### **Internal Consultees**

Public Realm – No objection, **conditions** recommended.

Water Services – No objection, **conditions** recommended.

#### **External Consultees**

Department of Defence – No response received.

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### **Submissions/Observations**

No further submissions/observations received.

### **Further Information**

The Further Information requested was as follows:

1. *Landscape, Trees & Green Infrastructure:*

*The applicant is requested to submit:*

- a. *A detailed landscape, tree and boundary survey of the existing site (to include both plans and elevational drawings).*
- b. *A detailed proposed landscape plan. The proposed landscape plan should demonstrate how existing green infrastructure will be incorporated into the overall design.*
- c. *Submit landscaping proposals that includes drawings indicating details of all proposed hard and soft landscaping, including details of all proposed site boundary treatments, detailed planting plans and planting schedules, stating species/varieties, quantities, sizes rootball presentation and spacings. The applicant is advised that all proposed planting should ideally consist of native and pollinator friendly species. The landscape plan should include a timescale for its implementation, including a minimum 18-month landscape maintenance and defects liability period.*
- d. *Tree Survey - The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist.*

2. *Sustainable Urban Drainage Systems*

*The applicant is requested to submit the following:*

- a. *A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- b. *Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.*
- c. *SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*

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- d. *Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should provide the following:*
- e. *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

#### 3. *Green Space Factor (GSF)*

*A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.*

*Table 1: Minimum Green Space Factor Scores for Land Use Zonings.*

<i>Zoning</i>	<i>Minimum Score</i>
<i>Res</i>	<i>0.5</i>
<i>RES-N</i>	<i>0.5</i>
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<i>TC</i>	<i>0.5</i>
<i>DC</i>	<i>0.5</i>
<i>VC</i>	<i>0.5</i>
<i>MRC</i>	<i>0.5</i>
<i>LC</i>	<i>0.5</i>
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<i>HA-DM</i>	<i>0.7</i>
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<i>HA-DV</i>	<i>0.7</i>
<i>OS</i>	<i>0.7</i>
<i>RU</i>	<i>0.7</i>

*Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.*



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4. *Aviation Safety.*

*Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.*

### **Assessment of Further Information**

*Item 1 – Landscape, Trees and Green Infrastructure*

Public Realm have reviewed the information provided and have stated *'The submitted Additional Information as outlined above is in principle acceptable to the Public Realm Section. The Tree Protection Measures and Recommendations in the submitted Arboricultural Report (including the planting of 21 no. trees as mitigation) shall be implemented and the submitted Landscape Plan shall be implemented in full by the applicant.'*

The applicant is considered to have addressed this item satisfactorily and **conditions** should be included to ensure the implementation of this agreed plan.

*Item 2 – Sustainable Urban Drainage Systems*

Water Services have reviewed the additional information and have stated no objection to the development, recommending standard **conditions** in relation to the separation of foul and surface water drainage and compliance with the Greater Dublin Regional Code of Practice for Drainage Works. These conditions are considered appropriate.

Public Realm have reviewed the submission and have stated *'The submitted Additional Information as outlined above is in principle acceptable to the Public Realm Section. The submitted Drainage layout including proposed SUDS features and associated SUDS Maintenance Plan shall be implemented in full by the applicant.'*

The applicant is therefore considered to have addressed this item satisfactorily, and **conditions** should be included in the event of a grant to ensure the inclusion and ongoing maintenance of the proposed SuDS.

*Item 3 – Green Space Factor*

The applicant has provided a Green Space Factor Calculation and drawing demonstrating compliance with the appreciate GSF of 0.5 for EE zoned lands. Public Realm have stated that this is acceptable, and all relevant plans should be implemented in full by the applicant to ensure ongoing compliance in relation to GSF.

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### *Item 4 – Aviation Safety*

A response to this item was not received by the Department of Defence in time for the statutory decision deadline. To ensure the requirements of the additional information request have satisfactorily been addressed, a **condition** should be included requesting a Wildlife Aviation Impact Assessment, to be agreed prior to the commencement of development.

### Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'EE' – 'To provide for enterprise and employment related uses', and the relevant provisions in the County Development Plan 2022-2028 and is considered acceptable.

### Other Considerations

#### **Development Contributions**

<b>Are any exemptions applicable?</b>	No
<b>Is development commercial or residential?</b>	Commercial
<b>Standard rate applicable to development:</b>	112.57
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€112.57
<b>Area of Development (m2)</b>	1,685
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	1,685
<b>Total development contribution due</b>	1,685x112.57 = €189,680.45

#### **SEA Monitoring Information**

Building Use Type Proposed:	Warehouse Extension
Floor Area:	1,685 sq.m
Land Type:	Commercial
Site Area:	1.6 Hectares.

### Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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### **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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 10/01/2023, 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.
2. Construction and Demolition Waste Management Plan.
  1. Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare, and submit for the written agreement of the Planning Authority, a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall:
    - include specific proposals as to how the RWMP will be measured and monitored for effectiveness.
    - follow the requirements set out in Sections 4 & 5 and meeting the minimum content requirements set out in Appendix C of Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.  
REASON: To ensure the correct management of waste.

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### 3. Construction Phase - Environmental Health

#### A. Noise

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

#### B. Air Quality

During the construction / 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.

REASON: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

### 4. Aviation Safety.

A. As no response was received from the Department of Defence in relation to the additional information submitted, prior to the commencement of development, the developer shall produce, for the written agreement of the Planning Authority in consultation with the Department of Defence, a Wildlife Aviation Impact Assessment. The developer shall implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.

B. Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at [airspaceandobstacles@defenceforces.ie](mailto:airspaceandobstacles@defenceforces.ie) or 01-4037681

REASON: To ensure aviation safety

### 5. Implementation of Landscape Plan (Dwg. Ref PP394-02)

The proposed landscaping scheme shown on the submitted Landscape Plan (Dwg. Ref PP394-02) shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Plan (Drawing No. 288413-00).
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of

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BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within the CDP 2022-2028.

#### 6. Planting Plan

Prior to the commencement of Development, the applicant shall submit a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually appealing, bio-diverse, and easily managed.

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 2022-2028.

#### 7. Retention of Landscape Architect

i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of the proposed bio retention swales shall be supervised by the landscape architect.

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 2022-2028.

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#### 8. Drainage Layout Plan and SUDS

A. The submitted Drainage Layout Plan (Dwg. Ref OWE-CSC-ZZ-XX-DR-C-0002) and associated natural SUDS features including permeable paving, bio retention swales and rainwater butts shall be implemented in full by the applicant.

B. The submitted SUDS Management Plan contained within Appendix A of the Engineers response to the Further Information request shall be implemented in full by the applicant.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies and objectives contained within the CDP 2022-2028.

#### 9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €189, 680.45 (One Hundred and Eighty Nine Thousand Six Hundred and Eighty Euros and Forty Five Cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

#### 10. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable

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development of the area and in order to ensure adequate water supply and drainage provision.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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/0325**

**LOCATION: 23, Magna Drive, Magna Business Park, Citywest, Dublin 24.**

  
\_\_\_\_\_  
**Jim Johnston,**  
**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:** 07/02/23\_\_\_\_\_

  
\_\_\_\_\_  
**Gormla O'Corrain,**  
**Senior Planner**