

Comhairle Chontae Atha Cliath Theas

PR/0137/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0452 **Application Date:** 05-Dec-2022
Submission Type: New Application **Registration Date:** 05-Dec-2022

Correspondence Name and Address: Dean Design The Millhouse, Dunleckney,
Bagenalstown, Co. Carlow.

Proposed Development: Construct a single storey extension to the rear of the
existing warehouse unit, including alterations to the
existing to accommodate same, all ancillary site
works and services.

Location: UNIT 29, Second Avenue, Cookstown Industrial
Estate, Dublin 24

Applicant Name: Interchem (Ireland) Ltd.

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area : 0.414 Hectares.

Site Description :

The subject unit is situated on the east side of the Luas Line in the Cookstown Industrial Estate. The site fronts onto the main access road into the Cookstown Industrial Estate. The site is currently in use by a company named 'Interchem Ireland Ltd.' The unit has a double height space. The building is surrounded by a level area of tarmac, comprising car parking and circulation space.

Proposal:

The proposed development consists of the following:

- Construction of a single storey rear extension to existing warehouse unit.
- Proposed works measure c.488.82sq.m.

Zoning:

The site is subject to zoning objective 'REGEN' – *'To facilitate enterprise and/or residential-led regeneration'*.

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Consultations:

Surface Water Drainage – **Refuse** Permission.

Irish Water – No objections subject to **conditions**

Environmental Health Officer – Acceptable subject to **conditions**

Parks Department – No comments following review of application.

Roads Department – No roads objections.

SEA Sensitivity Screening

No overlap indicated with SEA layers.

Submissions/Observations /Representations

None received.

Relevant Planning History

None recorded.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None.

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

Section 2.6.8 Employment Lands

Section 9.0.4 Overarching Policy

Policy EDE1: Overarching

Section 12.7.4 Car Parking Standards

Section 12.7.5 Car Parking/Charging for Electric Vehicles (EVs)

Table 12.25: Maximum Parking Rates (Non-Residential)

Section 7.5.3 Design of Cycle Facilities

Section 7.10 Car Parking

Policy SM7: Car Parking and EV Charging

Section 7.5.3 Design of Cycle Facilities

Section 11.1 Water Supply and Wastewater

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Policy IE2: Water Supply and Wastewater

Section 11.2 Surface Water and Groundwater

Policy IE3: Surface Water and Groundwater

Section 11.3 Flood Risk Management

Policy IE4: Flood Risk

Section 11.7 Environmental Quality: Air, Noise and Light

Policy IE8: Environmental Quality

Section 12.3.3 Environmental Impact Assessment

Section 12.3.1 Appropriate Assessment

Section 12.5.2 Design Considerations and Statements

Section 12.5.7 Signage – Advertising, Corporate and Public Information

Table 3.19 Signage

Section 12.7.1 Bicycle Parking/Storage Requirements

Table 12.23: Minimum Bicycle Parking/Storage Requirements

Relevant Government Guidelines:

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

Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly, Eastern and Midland Regional Assembly, (2019).

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

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Assessment

The main issues for assessment are as follows:

- Zoning & Council Policy,
- Tallaght LAP
- Visual Impact,
- Access & Parking,
- Environmental Health (EHO),
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area zoned, REGEN – Industry – Light is permitted in principle, Industry – General and Warehousing are open for consideration. It is considered that the warehouse facility on the subject site would comprise General Industry. As such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan 2022-2028, the principle of the proposed warehouse extension is acceptable at this location.

Tallaght LAP

The application is located in Cookstown and is contained within the Tallaght LAP 2020-2026. *Section 3.3 Cookstown* of the LAP sets out the key objectives for Cookstown (CK). One of the key objectives for Cookstown (CK8) is to encourage and facilitate higher intensity employment uses and economic development. *Section 4.2 Economic Development and Regeneration* sets out a series of economic development objectives for Tallaght LAP. One of the key economic development objectives is to support and facilitate the expansion and growth of existing enterprise and employment uses in business parks and industrial areas. It is considered that the application accords with the Tallaght LAP.

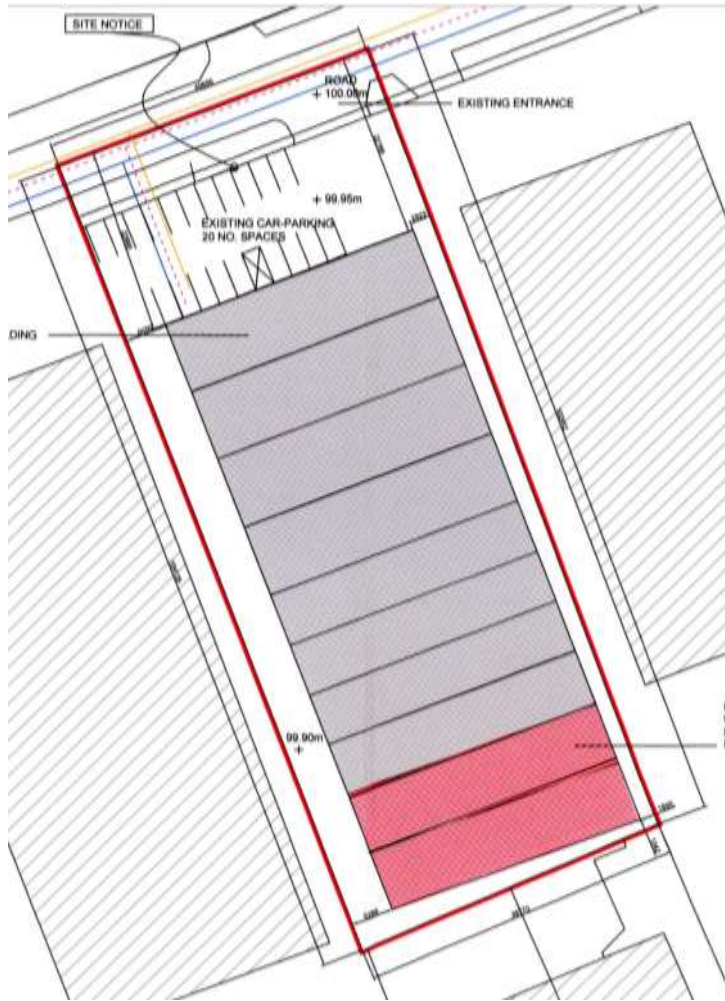
Visual Impact

The warehouse extension will project outwards from the main rear building line by c.15.425m and will span a width of c.32.63m. It will have a pitched roof with an eaves height of c.6.215m and a ridge height of c.7.6m. It is noted that the ridge height of the existing warehouse is c.6.215m however the increase in ridge height to the rear will not have a significant adverse visual impact. The extension will be offset appropriately from neighbouring boundaries and the main proposed rear building line would align with that of the warehouse unit immediately to the west of the subject site (unit 28). Therefore, no adverse visual impact is anticipated.

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Access and Parking

The Roads Department have issued a report recommending no objections. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

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Description

Extension to existing warehouse. No alteration to vehicle access or parking rates. There is adequate existing parking.

No Roads objections:

The above report is noted, and it is considered appropriate to attach a **note** regarding the road opening licence in the event of a grant.

Environmental Health

A report was received from the Environmental Health Office (EHO) recommending the proposal to be acceptable subject to **conditions**. An extract taken from the EHO report states the following:

Decision:

*Noise pollution and air pollution restrictions will be necessary for the construction phase. The above proposal is acceptable to the Environmental Health Department subject to the following **conditions**:*

Construction Phase

Noise

1. 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.*

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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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.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Services and Drainage

Regarding surface water, Water Services recommend **Refusal**. Regarding foul and water, Irish Water have no objections subject to **conditions**. An extract taken from the Water Services report states:

*Surface Water Report: Recommend **Refusal**:*

*1.1 The proposed development is a 0.5m from an existing 600mm surface water sewer **south of site**. The development should have a minimum setback distance of 5m to the outside diameter of existing 600mm surface water sewer.*

*1.2 **West of site** the proposed development is 2.5m from an existing 600mm surface water sewer. The development should have a minimum setback distance of 5m to the outside diameter of existing 600mm surface water sewer.*

*1.3 The proposed development is approximately 8m from an existing 900mm surface water sewer **south of site**. The development should have a minimum setback distance of 10m to the outside diameter of existing 900mm surface water sewer.*

1.4 There are no SuDS (Sustainable Drainage Systems) shown for proposed development.

Summary – Recommend **Refusal**

Water Services recommend that the proposed development be refused because it is too close to existing surface water sewers. A minimum setback distance of 5m is required to the outside diameter of a 600mm surface water sewer. A minimum setback distance of 10m is required to the outside diameter of a 900mm surface water sewer. This setback distance is required for access and maintenance purposes.

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The proposed development would be prejudicial to public health and proper planning.

Based on the report received from Surface Water Drainage it is considered that the proposed development should be **refused** as it would be prejudicial to public health.

An extract taken from the Irish Water report states the following:

1 Water

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

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

2 Foul

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

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

The above report is noted however as the proposal would be prejudicial to public health the proposal should be **refused**.

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is in an established residential area. The development comprises side extension, attic/garage conversions.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the 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.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Industry : warehouse extension	488.82sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.414

Conclusion

As the proposed development would be prejudicial to public health it would not be in accordance with the proper planning and sustainable development of the area. It is, therefore, recommended that permission be refused.

Recommendation:

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. The proposed extension is too close to existing surface water sewers. A minimum setback distance of 5m is required to the outside diameter of a 600mm surface water sewer and a minimum setback distance of 10m is required to the outside diameter of a 900mm surface water sewer. This setback distance is required for access and maintenance purposes. Thus the proposed development would be prejudicial to public health and the proper planning and sustainable development of the area.


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REG. REF. SD22A/0452

LOCATION: UNIT 29, Second Avenue, Cookstown Industrial Estate, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date: 07/02/23



Gormla O'Corrain, Senior Planner