

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Reg. Reference:	SD22A/0453	Application Date:	05-Dec-2022
Submission Type:	New Application	Registration Date:	05-Dec-2022
Correspondence Name and Address:	John Spain Associates 39, Fitzwilliam Place, Dublin 2		
Proposed Development:	Amend previously permitted application Ref. SD21A/0230 consisting of the installation of two external water tanks and associated concrete slabs, guardrails and access ladders, to the north-east of Units F & G (currently under construction) and all associated landscaping, infrastructure and site development works to facilitate the development.		
Location:	Unit F & G, In the townland of Collegeland, Baldonnell Business Park, Dublin 22		
Applicant Name:	MLEU Dublin 3 Limited		
Application Type:	Permission		

Description of Site and Surroundings:

Site Area: stated as 4.32 hectares on application form.

Site Description:

The subject site is located within the Baldonnell Business Park. The site currently consists of 2 industrial units which are under construction. Baldonnell Business Park consists of a number of industrial and commercial business units. The site is accessed via Clonlara Road, a roadway along the south-eastern boundary which serves the business park which has access directly to the N7 Naas Road. The site is bound by Casement Military Aerodrome (Baldonnell) to the north-west, open agricultural lands to the west, Baldonnell Business Park to the south-east and by an agricultural field to the north-east. The Camac River runs along the boundary of the site with Baldonnell Business Park.

The buildings within the Baldonnell Business Park are generally large two-storey structures.

Proposal:

The proposed development consists of Permission for the following:

- Amend previously permitted application Ref. SD21A/0230 consisting of the;
 - Installation of **two external water tanks and associated concrete slabs, guardrails and access ladders**, to the north-east of Units F & G (currently under construction) and all associated landscaping, infrastructure and site development works to facilitate the development.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Zoning:

The subject site is subject to zoning objective 'EE' - 'To provide for enterprise and employment related uses' under the South Dublin County Council Development Plan 2022-2028.

Development Plan Maps:

IE4 SLO 1: To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands at Moneenalion Commons Upper, Baldonnell.

The Site is located within the:

- Department of Defence Inner Horizontal Zone
- Within noise significant boundary.
- Part of the site is within the Department of Defence Casement Security Zone.

Consultations:

Surface Water Drainage Section -	No objection subject to conditions.
Irish Water -	No objection subject to conditions.
Parks -	No objection/comments.
Roads -	No objections.

SEA Sensitivity Screening - Indicates partial overlap with SFRA layer B 2016 with SEA mapping tool.

Submissions/Observations /Representations:

Submission expiry date – 18/1/2023

No submissions or observations were received.

Relevant Planning History:

Subject Site:

SD21A/0230 - Construction 2 logistics/warehouse units (Unit F and Unit G amounting to 15,168sq.m GIA in total) south west of Mountpark Baldonnell Phase 1 and west of the older original Business Park; Unit F will comprise a GIA 6,463sq.m (including 568sq.m of ancillary office space), 65 car parking spaces and 20 bicycle spaces; Unit G will comprise a GIA 8,705sq.m (including 608sq.m of ancillary office space) 87 car parking spaces and 28 bicycle spaces; flood mitigation measures as permitted under SD20A/0215 and SD20A/0319 will service the development and are under construction; access to the site will be from the existing Phase 1 development (referenced below) located on Clonlara Road; totem wayfinding signage; all ancillary landscaping, PV panels; internal roads, associated infrastructure and buildings and site development works to support the development at the townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22; the site is primarily greenfield and located between Casement Aerodrome and the N7 national route; the proposal

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

will form part of the second phase of development to that permitted under SD20A/0215, SD19A/0370 and Phase 1 under SD15A/0309 (ABP Ref. PL06S.246392), as amended by permissions SD17A/0362, SD18A/0266 SD19A/0048 and SD20A/0319; an Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application.

Grant Permission.

SD21A/0320 - Amendment to previously permitted Ref. SD20A/0215 consisting of signage for Unit E including the provision of 2 way finding signs located at entrances to Unit E; 2 totem signs located to the west and north of Unit E; 3 halo illuminated signs to the south-western, north-eastern and south-eastern elevations; all associated works.

Grant Permission.

SD19A/0370 - Construction of two logistics/warehouse units (Unit C & D) southwest of Mountpark Baldonnell Phase 1 and west of the older original Business Park. Unit C will comprise of a GIA 11,492sq.m (including 592sq.m of associated office space); Unit D will comprise of a GIA 7,856sq.m (including 400sq.m of associated office space); provide for 193 car parking spaces and 56 bicycle spaces to serve the proposed development; flood mitigation works to store and attenuate flood flows from the River Camac; formation of plateaus on the site with surplus excavated material to allow for future development; access to the site will be from the existing Phase 1 development located on Clonlara Road; all ancillary landscaping, internal roads, associated infrastructure and site development works to support the development; the site is primarily greenfield and located between Casement Aerodrome and the N7 national route; the proposal will form a second phase of Development to that permitted under SD15A/0309 (ABP Ref. PL06S.246392) as amended by permissions SD17A/0362, SD18A/0266 and SD19A/0048; An Environmental Impact Assessment Report (EIAR) is submitted with the planning application.

Grant Permission.

SD20A/0319 - Amend permitted logistics/warehouse units C and D and incorporate other amendments, providing for a resultant; Unit C, 7,937sq.m including 757sq.m ancillary office space (permitted 11,492sq.m total); Unit D, 12,050sq.m including 911sq.m ancillary office space (permitted 7, 856sqm total); Overall increase of 639sq.m for Units C and D; provision of maintenance ramp to swale; resultant amendments to site layout, minor revisions to flood mitigation strategy, yards, elevations, signage, internal road layout, landscaping, ground works, drainage, gates, fencing, services and utilities and all associated and ancillary site development works at a site at the townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park and is located between the Casement Aerodrome and the N7 national route and comprising of amendments to the second phase of development permitted under Ref. SD19A/0370 & SD20A/0215.

Grant Permission.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

SD20A/0215 - The construction a logistics/warehouse unit (Unit E) southwest of Mountpark Baldonnell Phase 1 and west of the older original Business Park, Unit E will comprise of a GIA 60,747sq.m (including 2,020sq.m of ancillary office space and 4,802sq.m of other ancillary areas); Provide for 340 car parking spaces, 22 motorcycle parking spaces and 160 bicycle spaces to serves the proposed development; Flood mitigation works to store and attenuate flood flows from the River Camac; Formations of plateaux on the site with surplus excavated material to allow for future development of Unit F; Access to the site will be from the existing Phase 1 development (referenced above) located on Clonlara Road; amendments to the yard and entrance arrangement for permitted Unit D are proposed (SD19A/0048); All ancillary landscaping, internal roads, associated infrastructure and buildings and site development works to support the development which is primarily greenfield and located between Casement Aerodrome and the N7 national route. The proposal will form part of the second phase of development to that permitted under SD19A/0370 and Phase 1 under SD15A/0309 (ABP Ref. PL06S.246392), as amended by permissions SD17A/0362, SD18A/0266 and SD19A/0048. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

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

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

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.

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 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 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).

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.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

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.

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.*

EDE1 Objective 1: To enable a strong, inclusive and resilient economy, supported by enterprise, innovation and skills through the creation of places that can foster enterprise and innovation and attract investment and talent, consistent with National Strategic Outcomes 4, 5 and 6 of the NPF.

EDE1 Objective 2: To develop and support the Dublin Metropolitan Area Strategic Plan (MASP) through growth in the identified strategic development and employment areas of South Dublin County, as part of the growth of the Dublin Region to a sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity consistent with NSO 5 of the NPF.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

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.

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

Policy GII: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy GI5: Climate Resilience

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy EDE1: Overarching

Policy EDE4: Urban Growth, Regeneration and Placemaking

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Policy IE4: Flood Risk

Policy IE7: Waste Management

IE7 Objective 3:

To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

Policy IE8: Environmental Quality

Policy IE13: Noise

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.4 Environmental Hazard Management

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 (2015).

Waste Management Plan for the Dublin Region 2005-2022

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Circular PL 2/2014 Flooding Guidelines.

NTA Greater Dublin Area Transport Strategy 2020.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Site Context
- Zoning and Council policy
- Design and Visual Impact
- Access and Roads
- Aviation Safety
- Water Services
- Green Infrastructure
- Parks
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Site Context

The water tanks are proposed to serve the permitted Logistical/warehousing units (Units F and G) which are under construction on site. The units were permitted under SD21A/0230 and are located to the southwest of Mountpark Baldonnell Phase 1 and west of the older original Business Park. Units F and G will form part of the second phase of development to that permitted under SD20A/0215, SD19A/0370 and Phase 1 under SD15A/0309 (ABP Ref. PL06S.246392), as amended by permissions SD17A/0362, SD18A/0266 SD19A/0048 and SD20A/0319.

Unit F will comprise a GIA of 6,463sq.m (including 568sq.m of ancillary office space), 65 car parking spaces and 20 bicycle spaces.

Unit G will comprise a GIA 8,705sq.m (including 608sq.m of ancillary office space) 87 car parking spaces and 28 bicycle spaces.

Zoning and Council Policy

The site is subject to zoning objective 'EE' – 'To provide for enterprise and employment related uses.' Water tanks are not specifically identified in the land use zoning matrix for the 'EE' zoning objective; however, it is noted that the water tanks would be ancillary to the warehousing operations of the site which are 'Permitted in Principle' under the 'EE' zoning objective. Having

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

regard to the ancillary nature of the water tanks to the permitted warehouse development, It is considered acceptable at this location, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan 2022-2028.

IE4 SLO1:

It should be noted that the site is subject to a 'specific local objective': IE4 SLO1:

'To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a suitably qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands at Moneenalion Commons Upper, Baldonnell'.

Flood risk should therefore be considered when determining whether the principle of the proposed development is acceptable. The applicant has not provided an update to the previous Flood Risk Assessment (FRA) for units F and G.

It is noted that the Water Services Department had no concerns with the findings of the Phase 2 FRA and for the updated FRA for Units F and G. It is also noted that Water Services have stated no objection to the subject development of the water tanks. The Planning Department notes that previous proposals have permitted flood risk measures for the entire zoned lands at this location and the proposal meets the Council policy requirements with regards SLO1.

Design and Visual Impact

The proposed development would involve the construction of two new external water tanks to be located on the rear southeast elevation of both units which are currently under construction. The water tanks would be square in shape and be located 3.5m from the rear building line of the units on a concrete slab which would measure 6.83m by 6.33m, the slab would be surrounded by a 0.750m wide gravel/pebble surround. The water tanks would be 3m in height with an additional 1.095m in height to cater for an access ladder and supporting guardrails to the top of tank. The tanks would measure 4.44m by 4.83m in width and consist of hot press moulded sectional GRP panels with stainless steel partition supports. The tanks would include format 30 insulation and be used for cold water storage.

The tanks would be ancillary to the main warehouse units which have an eaves height of 16.037m and ridge height of 18.45m, therefore the tanks would not be visible from the main access point to the units. The tanks are also set back 20.9m (Unit G) and 53.9m (Unit F) from the rear site boundary with an agricultural field which in turn boundaries with the N7. The setback distance of the from the public road is significant and due to the scale and design of the tanks against the backdrop of the larger warehouse unit will with not create any significant negative visual impact on users of the N7 or Clonlara Road.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

The proposal would include treatment, finish and colours which would be consistent with the permitted units, this is deemed acceptable to the planning authority.

Residential Amenity

The nearest existing residential development to the subject site is to the southwest circa 120m from the site. Therefore, based on the separation distance and the scale of the proposed water tanks, it is considered that the proposal would not materially harm the amenity of existing residents in the area.

Access and Roads

The proposal does not include any changes to the access or parking within the subject site, notwithstanding this the application was referred to the roads department of the council. The report from roads department states the following:

'Description

*Changes to water tank location. No alterations to vehicle access or parking. **No Roads objections:***

The report of the Roads Department is noted and deemed acceptable.

Aviation Safety

The details around how the water tanks will be constructed or put into place has not been described within the planning application documents. Notice must be taken of the sites location which is within the:

- Department of Defence Inner Horizontal Zone
- Within the noise significant boundary of the Aerodrome.
- Within the Department of Defence Casement Security Zone.

The Department of Defence was not formally consulted in relation to the specific application but owing to the location of the site in relation to Casement Aerodrome, it is deemed appropriate that the developer should implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations and any operation of cranes required to construct the tanks should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681. It is considered reasonable to apply by **condition** to ensure aviation safety.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Water Services

Water Services

The Surface Water Drainage report and Flood Risk report of water services department of the council state no objections subject to the following conditions to the proposed development:

- *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*

Irish Water

The Irish water report states no objections to the subject proposal and state the following:

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.*

Surface water drainage and Irish water recommendations are noted and deemed appropriate given the scale and nature of the water tanks and supply necessary and disposal of large quantities of water. The flood risk report is also noted as no objection is stated to the construction of the subject water tanks or any increase in risk from the proposal requiring an update to the overall sites Flood Risk Assessment (FRA) as required by specific local objective': IE4 SLO1.

The conditions as stated in the report above can be obtained by means of **condition** in the event of a grant of permission.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject warehouse on an established industrial site. It is noted that the site is located within a Primary GI Corridor; Corridor No.5 Camac River Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Given the size, scale and nature of the proposed development, it is deemed appropriate in this instance that the development will not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site and a full GI assessment and plan for the proposed development is not required.

Parks

The public realm/parks department of the council have reviewed the subject application and state no objections to the subject proposal. The report is noted and deemed acceptable.

Screening for Appropriate Assessment (AA)

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 installation of two external water tanks and associated concrete slabs, guardrails and access ladders, to the north-east of Units F & G (currently under construction).

Having regard to:

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

Screening for 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.

Development Contributions

Proposed works – Water tanks ancillary to warehouse units.

No additional floorspace proposed.

Assessable area - **0sqm**

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Commercial – Two Water Tanks	0sqm
Land Type	Site Area (Ha.)
Greenfield	4.32

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022 – 2028,
- the overall design and scale of the proposed development,

it is considered that, subject to the **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.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. 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.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

3. Water Services:

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

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

4. The applicant, owner or developer should:

- i) Implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations and
- ii) Any operation of cranes required to construct the tanks should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681.

5. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

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.

6. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

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.

Comhairle Chontae Atha Cliath Theas

PR/0138/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0453

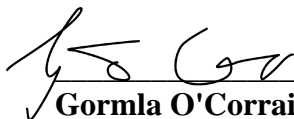
**LOCATION: Unit F & G, In the townland of Collegeland, Baldonnell Business Park,
Dublin 22**



**Barry Coughlan,
Assistant 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**