

# Comhairle Chontae Atha Cliath Theas

**PR/0154/23**

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

<b>Reg. Reference:</b>	SD22A/0456	<b>Application Date:</b>	07-Dec-2022
<b>Submission Type:</b>	New Application	<b>Registration Date:</b>	07-Dec-2022
<b>Correspondence Name and Address:</b>	Wynne Civil Engineering Ltd Greenhills, Kill, Co. Kildare		
<b>Proposed Development:</b>	Erection of non-illuminated signage to the front of the building.		
<b>Location:</b>	Unit F, Greenogue Logistics Park, Newcastle Road, Rathcoole, Co. Dublin		
<b>Applicant Name:</b>	Aldar Tissues Ltd		
<b>Application Type:</b>	Permission		

### **Description of site and surroundings**

#### **Site Description**

The subject site is located within the Greenogue Logistics Park, south of the R120, south of Greenogue and Baldonnell Aerodrome Business Parks, Rathcoole, Co. Dublin. The Griffeen River lies to the west of subject. The N7 road is located south of subject site.

The Application relates to provision of signage affixed to the northern (front) elevation of a warehouse located to the south of the 2 No. other warehouses originally permitted under SD20A/0258.

#### **Site Area**

Stated as 2.25Ha.

### **Proposal:**

Permission is sought for:

- The provision of non-illuminated signage on the northern (front) elevation of Unit F of Greenogue Logistics Park measuring 3m in height and 6.7m in width
- All ancillary site works.

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### **Zoning:**

The site is zoned 'EE' as per the South Dublin County Council Development Plan 2022-2028, the objective for which is '*To provide for Enterprise and Employment Related Uses*'.

Overlap is also indicated with the following Development Plan Map Layers:

- Bird hazards.
- Noise Significant Boundaries – Casement Aerodrome.
- Inner Horizontal Surface – Casement Aerodrome.

### **Consultations**

Drainage and Water Services Department: No report received at time of writing.

Irish Water: No report received at time of writing.

Roads Department: No report received at time of writing.

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

Final date for submissions/observations – 19<sup>th</sup> January 2023.

None received.

### **Relevant Planning History**

#### **SD20A/0258**

Demolition of the existing dwelling (252sq.m) and associated domestic garage (49sq.m) and shed (12sq.m) located towards the north-west of the site and the construction of 3 warehouses with ancillary office and staff facilities and associated development as follows: Unit 1 will have a maximum height of 15.75 metres with a gross floor area of 5,619sq.m including a warehouse area (5,041sq.m), ancillary office areas (182sq.m) and staff facilities (396sq.m); Unit 2 will have a maximum height of 16.35 metres with a gross floor area of 6,724sq.m including a warehouse area (6,135sq.m), ancillary office areas (275sq.m) and staff facilities (314sq.m); and Unit 3 will have a maximum height of 18.9 metres with a gross floor area of 10,095sq.m including a warehouse area (9,335sq.m), ancillary office areas (399sq.m) and staff facilities (361sq.m); the development will also include the provision of a new vehicular access to the site from the Aerodrome Roundabout in lieu of the extinguishment of existing multiple access points from the R120 Newcastle to Rathcoole Road; internal roundabout; pedestrian access; 187 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substations; sprinkler tanks; pump houses and all associated site development works above and below ground.

**SDCC Decision:** Grant Permission, subject to conditions.

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### **Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

None recorded.

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

*Chapter 4 Green Infrastructure*

*Section 4.1 Methodology*

*GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Section 4.2.1 Biodiversity*

*GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*Section 4.2.2 Sustainable Water Management*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure 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 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.*

### *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.*

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### *Chapter 12 Implementation and Monitoring*

#### *Section 12.5.7 – Signage – Advertising, Corporate and Public Information.*

*Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:*

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

*The criteria outlined in Table 3.19 will also be applied.*

*Table 3.19 Signage*

### **Relevant Government Policy**

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

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

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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### **Assessment**

The main issues for assessment are:

- Zoning and Council Policy.
- Residential and Visual Amenity.
- Green Infrastructure.
- Drainage and Water Services.
- Screening for Environmental Impact Assessment.
- Screening for Appropriate Assessment.

### ***Zoning and Council Policy***

The application site is subject to land-use zoning objective 'EE' – *'To provide for Enterprise and Employment Related Uses'*

'Warehouse' use is Permissible in Principle of lands zoned 'EE'. Having regard to the nature and scale of the proposed development i.e., signage to an existing warehouse unit, it is considered to be ancillary to the established use at the subject site and thus is considered acceptable in principle.

### **Criteria for Signage**

Section 12.5.7 of the South Dublin County Development Plan 2022-2028 outlines criteria for signage. An assessment of the proposed replacement signage is outlined below, having regard to each of the criteria outlined in Section 12.5.7:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;

The proposed signage will read *'Aldar Tissues Quality Irish Made Tissues'* and pertains to goods/services associated with the tenant of the premises and there one sign proposed to the front (northern) elevation.

- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;

The height and scale of the proposed replacement signage is considered acceptable having regard to the receiving context within the Greenogue Logistics Park.

- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;

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The proposed signage is simple in design and would integrate with the architectural language of the building.

- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;

The proposed signage would be proportionate to the scale of warehouse building and sensitive to the surrounding receiving environment of the Greenogue Logistics Park.

- Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);

The existing warehouse unit is not a Protected Structure and is not located within an Architectural Conservation Area.

- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;

The proposed signage is affixed to the northern (front) elevation of the building and would not obstruct pedestrian or cyclist movement, nor would it create a traffic hazard.

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

The materiality of the proposed signage is acceptable, and it is noted that the Statutory Notices and drawings indicate that the proposed signage is non-illuminated.

- All signage within the villages of the County must be respectful and enhance the context of the built and historical environment of the village'.

The proposed replacement signage is located within the Greenogue Logistics Park and is considered appropriate having regard to the 'EE' zoning objective.

Table 3.19 of the Development Plan outlines further criteria in relation to signage. It is considered that the proposed replacement signage would adhere to the design criteria outlined in Table 3.19.

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### ***Residential and Visual Amenity***

There are no residential uses in the immediate vicinity of the subject site, as such it is considered that the proposed signage will not have an adverse impact on the residential amenity of adjacent properties.

In terms of the potential visual impact of the proposal, it is considered that the nature and scale of the proposed signage would not significantly alter the appearance of the warehouse unit to render it inconsistent or visually incongruous with the receiving context of the Greenogue Logistics Park. In this regard, it is considered that there would be no negative visual impact resulting from the proposed development.

### ***Green Infrastructure***

The subject application is comprised of the signage to a permitted warehouse building, with no additional floor area or hardstanding proposed.

The site is located within the M50 – Liffey Cross Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1. It is noted that the application does not include details of the proposed drainage layout or any SuDS measures. However, in this instance, having regard to the nature and scale of the proposal, it is considered that the subject development would not have an adverse impact on the existing Green Infrastructure Network.

### ***Drainage and Water Services***

The Applicant has not provided any information in relation to the existing and proposed drainage layout of the subject unit. However, having regard to the nature and scale of the proposed development (signage), there will be no significant alteration to the drainage and water services infrastructure for the existing warehouse unit.

### ***Screening for Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***Screening for Appropriate Assessment***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established retail shopping centre and comprises replacement signage and removal of a glass canopy to an existing retail unit.



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Having regard to:

- the small scale and domestic 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.

### **Other Considerations**

#### **Development Contribution**

The proposal is for signage and at a warehouse retail unit. No development contribution arises.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq. m)</b>
Signage affixed to a permitted warehouse building	N/A
<b>Land Type</b>	<b>Site Area (Ha)</b>
Brownfield / Urban Consolidation	2.25Ha

### **Conclusion**

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to 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.

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### **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. Signage.  
No further signs, advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.  
REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

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.

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**REG. REF. SD22A/0456**

**LOCATION: Unit F, Greenogue Logistics Park, Newcastle Road, Rathcoole, Co. Dublin**

  
Colm Harte,  
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:** 10/02/23

  
Gormla O'Corrain,  
Senior Planner