

Comhairle Chontae Atha Cliath Theas

PR/0349/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0391 **Application Date:** 13-Oct-2022
Submission Type: Additional **Registration Date:** 08-Mar-2023
Information

Correspondence Name and Address: EMD Architects 107, Ludford Road, Ballinteer,
Dublin 16

Proposed Development: Two storey extension to rear of existing building to
accommodate additional vehicle service bays on the
ground floor and additional office space and ancillary
accommodation on the first floor.

Location: M50 Business Park, Ballymount Industrial Estate,
Dublin 12

Applicant Name: Pilsen Auto Ltd

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.479 Hectares on the application form.
Site Visit: 23rd of November 2022.

Site Description

The subject site is located in the M50 Business Park north east of and adjacent to Honda Distributors. The site is located on the northern end of a cul-de-sac accessed off Ballymount Road Upper. The site is accessed off this access road. The site is bound by Calmount Road to the north-west, which is elevated above the application site. The Ballymount/M50 interchange is located to the south-west of the application site.

The site comprises of a motor sales and service facility building, located in the centre of the site. Surface car parking makes up the majority of the remainder of the site. There is a single storey shed type structure in the western corner of the site. The pattern of development in the vicinity comprises largely of warehouse structures in an industrial estate setting.

Proposal

Permission is sought for the construction of a two storey extension to rear of existing building to accommodate additional vehicle service bays on the ground floor and additional office space and ancillary accommodation on the first floor.

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Zoning

The subject site is zoned Zoning Objective 'EE': '*To provide for enterprise and employment related uses*' under the 2022-2028 CDP.

Consultations

Water Services	Additional information requested.
Irish Water	Additional information requested.
Roads Department	No objection subject to conditions.
Public Realm	Additional information requested.
Planning Delivery,	No objection in principle.
H.S.E. Environmental Health Officer	No report received.
Transport Infrastructure Ireland	Letter received. Advised no observations.
Irish Aviation Authority	Letter received. Advised no observations.
Department of Defence	No report received.

SEA Sensitivity Screening – the subject site overlaps with aviation layers.

Submissions/Observations/Representations

No third party submissions received.

Transport Infrastructure Ireland and the Irish Aviation Authority both submitted letters stating that they have no observations to make on the application.

Relevant Planning History

Subject site

SD15A/0002

Construction of a motor sales and service facility consisting of a two storey building having a total floor area of 1208sq.m to comprise: motor showroom, service workshop, parts store, ancillary office/toilet accommodation, customer and staff areas, office space at mezzanine level; attached illuminated building signage and Skoda communications wall; associated site works including surface parking areas, drainage and a free standing illuminated pylon sign. **Permission granted.**

Relevant conditions:

2. The proposed communications wall is excluded from the permission hereby granted; this element of the proposal shall therefore be omitted.

REASON: In the interest of the visual amenity of the area and to avoid setting a precedent that could result in a proliferations of large scale signage in the area.

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3. The proposed office space shall be used only for purposes ancillary to the motor sales outlet use hereby approved on site and shall not operate as a separate business venture on site or be sold, let or otherwise transferred or conveyed save as part of the motor sales outlet unit.

REASON: To restrict development to uses ancillary to the primary use in the interests of proper planning and sustainable development.

4. (a) The applicant shall complete the vehicular access point in tarmac to be taking-in-charge standard.

(b) The applicant shall conduct repairs to the footpath to bring it to a taking-in-charge standard.

REASON: In the interests of traffic and pedestrian safety.

7. A Landscape Plan agreed with the Council's Parks Section shall be lodged with the Planning authority within two months of the grant of planning permission, along with a written commitment to implement this plan in full.

The plan shall include:

(a) A landscape margin of minimum 2 metres wide along all the roadside frontage of the site to form a wide screening hedge with diverse native trees at 10m intervals. The hedgerow species shall consist of Crataegus monogya (Hawthorn) & Acer campestre (Field Maple). The trees species shall consist of 16-18cm girth rootballed Fraxinus excelsior (Ash) & 16-18cm girth rootballed Betula pendula (Silver birch).

(b) All areas for planting shall be provided with a minimum of 400mm depth of topsoil, with free draining subsoil below in accordance with BS 3882:2007 Specification for topsoil.

(c) Details regarding the type, size, location and number of plants proposed shall be clearly indicated on a Planting Plan to accompany the Landscape Plan. The Landscape Plan and associated planting plan should be prepared by a suitably qualified Landscape Architect.

The following shall be complied with:

(i) The agreed Landscape Plan shall be implemented in full.

(ii) All works shall be carried out under the supervision of a qualified Landscape Consultant.

(iii) All hard and soft landscaping works shall be completed in full accordance with the approved Landscape Plan, within the first planting season following completion of the development (completion of works on site). For the purpose of this condition a full planting season shall mean the period from November to February inclusive.

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

(v) The developer of these lands shall submit a certificate of effective completion for the landscape scheme, such certificate to be prepared by the Landscape Architect for the project.

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(vi) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five 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: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a reasonable standard of landscape.

SD13A/0225

Construction of a car retail showroom (1,104sq.m.) with office and ancillary space over two floors, parking, car storage and display areas, signage and all associated site landscaping and drainage works adjacent to existing Redco premises; the erection of 3 no. advertising banner signs of 60.2sq.m., 61.7sq.m. and 89.8sq.m. on the existing Redco premises. **Permission granted.**

SD11A/0161 & ABP Ref. PL06S.239855

Construction of a car retail showroom with office and ancillary space over two floors; private and customer parking; signage and all associated site and landscaping works. **SDCC granted permission. Appeal to ABP. ABP granted permission attaching conditions.**

SD02A/0250 & ABP Ref. 06S.200644

Permission for 1) c. 4367 sq.m (Class 2) four storey office. Office based industry building on site 3; and ancillary deck parking. 2) Permission for a variation of Condition 3 of Reg Ref S00A/0173 to permit access from the existing cul de sac; 3) Outline permission for c. 15,996 sq.m of light industrial/warehousing in 5 no. 2 storey blocks on sites 2,4,5,6 and 7 and ancillary landscaping and car parking on c. 4.36 ha site. **SDCC granted permission. Appeal to ABP. ABP granted permission attaching and amending conditions.**

S00A/0173

Construction of a new road junction, 14.0 metre wide access road with 5.0 metre median and associated infrastructure including foul and surface drainage, general services and landscape works to lands. **Permission granted.**

Adjoining Honda site

SD12A/0007

Alterations to an existing structure currently used as showroom, office area, workshop and distribution centre. The revisions consist of: (1) the change of use of 380.0sq.m. at ground floor level from storage to workshop; (2) alterations to the northeast elevation by the addition of 5 no. up and over doors, 1 no. entrance door at ground floor level and 5 no. windows at first floor

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level; (3) the removal of the water storage tank and pump house at the northwest corner of the site, together with all associated site works. **Permission granted.**

SD10A/0311

Two storey extension showroom and offices, ancillary works and alterations to an existing structure currently used as showroom, office area & distribution centre consisting of 403sq.m. of additional internal floor area over two floors and the removal of 2 no. windows to the southwest elevation for the provision of 2 new up & over doors, additional external signage on the existing structure and a totem sign at the south vehicular entrance together with all associated site and landscaping works. (This is an amendment to planning application SD10A/0015). **Permission granted.**

SD10A/0015

Extension to existing showroom and offices, ancillary works and alterations to an existing structure currently used as showroom, office area & distribution centre. The development consists of 635.64sq.m. of additional internal floor area over two floors and the removal of 2 no. windows to the southwest elevation for the provision of 2 new up & over doors, together with all associated site and landscaping works. **Permission granted.**

SD07A/0959

Extension, ancillary works and alterations to an existing structure currently used as an office and distribution centre. **Permission granted.**

S00A/0879

Construction of a new two storey office building, distribution centre and associated site works. The total floor area of the new works is 2,786 square metres. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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

Policy CS2: City Edge Regeneration Lands

Deliver a development framework for the regeneration of the City Edge lands in conjunction with Dublin City Council which underpins the strategic aims of the National Planning Framework and Regional Spatial and Economic Strategy

CS2 Objective 1:

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To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands and other lands at Naas Road / Ballymount as defined by the City Edge Project boundary. The LAP or equivalent will commence in 2022 and provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The City Edge Strategic Framework will inform this Statutory Plan.

CS2 Objective 2:

To facilitate a co-ordinated approach and vision to any future sustainable development of the City Edge area in collaboration with Dublin City Council and all relevant stakeholders, including the local community and existing businesses having regard to their operational needs, and ensure that the needs of the existing and new community will be met, and the provision of necessary community and physical infrastructure is delivered in tandem with any new development.

Policy GI1: 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 QDP16: Framework Plans (FP)

QDP16 Objective 2:

To support the City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy EDE1: Overarching

Policy EDE4: Urban Growth, Regeneration and Placemaking

EDE4 Objective 4:

To direct people intensive enterprise and employment uses such as major office developments (>1,000 sq.m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and / or within 1000 metres walking distance of high capacity transport stops (Train / Luas), and to demonstrate the required

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walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2015), to achieve same.

EDE4 Objective 10:

To support the City Edge / City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

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

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

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

12.11.1 Water Management

12.11.3 Waste 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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is zoned Zoning Objective 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP. The proposed development is for an extension to the existing motor sales and service facility building. 'Service Garage' is Permitted in Principle under the EE zoning. 'Motor Sales Outlet' is Open for Consideration under the EE zoning. The proposed extension of the facility is therefore considered to be acceptable in principle subject to a detailed assessment.

Ancillary office floorspace (approx. 198sq.m) was permitted at mezzanine level under Reg. Ref. SD15A/0002. Under the proposed development this area is shown as staff canteen, work out area, toilets, circulation space and non-designated space. The proposed additional office floorspace would be at first floor level and comprise approx. 364sq.m (including the circulation areas), as calculated off the proposed floor plans.

Policy EDE4 Objective 4 of the 2022-2028 CDP states to direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m GFA) into appropriately zoned lands subject to their location to their accessibility in terms of public transport and permeability. The proposed office floorspace is well under 1,000sq.m GFA and would be ancillary to the use of the development as a motor sales and service facility. The total building area, including the existing and proposed floor areas, would be approx. 1,968sq.m.

The parent permission, Reg. Ref. SD15A/0002, has a condition (No. 3) that *'the proposed office space shall be used only for purposes ancillary to the motor sales outlet use hereby approved on site and shall not operate as a separate business venture on site or be sold, let or otherwise transferred or conveyed save as part of the motor sales outlet unit'*. The conditions of the parent permission should be **conditioned** to apply in the event of a grant of permission.

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The subject site falls within the City Edge Project lands referred to under Policy CS2: City Edge Regeneration Lands of the CDP. The Planning Delivery Team have reviewed the proposed development and state the following:

The site is located within an area zoned 'EE' (Enterprise and Employment) in the South Dublin County Development Plan 2022-2028 and identified as a location for 'Urban Industry' in the City Edge Strategic Framework. The existing vehicle service workshop use aligns with both Development Plan zoning and the uses envisaged in the Strategic Framework. The proposed two storey extension to the rear of the warehouse style building would accommodate additional vehicle service bays on the ground floor and additional office space and ancillary accommodation on the first floor.

- *The Delivery Team has reviewed this proposal and has no objection in principle to the proposed extension or to the intensification of the existing use.*
- *It is noted that there is a lot of hard surface on the site and as such, consideration should be given to requesting the applicant to submit measures to address the issue of greening and sustainable surface water management, having regard to relevant Development Plan policies, which also reflect the vision for nature-based solutions and climate resilience set out in the Strategic Framework.*
- *When assessing parking provision on the site, the proximity to short, medium and longer-term public transport proposals (including proposed Greenhills to City Centre Core Bus Corridor, City Edge Outer Orbital public transport route and Kimmage Luas) should be taken into account.*

The principle of the proposed development is therefore considered to be acceptable. Green infrastructure and car parking is discussed further below in this report.

Visual and Residential Amenity

The extension would be two storeys and higher in height than the existing building. The extension would be approx. 11.1m in height. The existing building is approx. 8.1m in height. The proposed extension would be setback approx. 26.2m to 27.8m from the north-western boundary with Calmount Road. It would be finished in wall cladding in a lighter grey than the existing building. The use of glazing would go some way to help break up the massing of the building. However, given the bulkiness of the extension, further variation in the colour of the cladding on the rear (north-west) elevation should be considered. The existing rear elevation has dark grey and white cladding. A revised design should be considered by way of **additional information**.

The adjoining site to the south-west comprises of a building with a two storey element. No contiguous elevational drawings have been submitted with the subject application. The applicant should be requested to submit existing and proposed contiguous elevational drawings for a full assessment of the proposed development, and as required under the Planning and Development

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Regulations 2001, as amended. These drawings should be requested by way of **additional information**.

Access and Parking

Car parking spaces onsite would be rearranged onsite as part of the proposed development. The existing site layout plan shows 73 no. car parking spaces (including 2 no. mobility impaired spaces) on the drawing. It is noted from the site visit that the area labelled as 'yard' in the north-western part of the site is also used to park cars. The proposed site layout plan shows 81 no. car parking spaces (including 3 no. mobility impaired). The car parking spaces on the existing and proposed site layout plan drawings do not appear to match the car parking figures stated on these drawings.

The applicant should be requested to submit revised drawings and information by way of **additional information** clearly identifying the number of existing and proposed car parking spaces and how these are broken down in relation to customer, staff and operational uses.

The Roads Department have reviewed the proposed development and have no objection subject to conditions:

Carparking

The current dealership has a provision of 61 no car park spaces and under the proposed works it seems that this provision will remain the same (with 16 no spaces being moved to the NW of the site). 17 of the 61 spaces are allocated for staff parking.

GFA will reach 1908 m² after proposed works are completed

390m² of new office space will require 8 spaces (1 per 50 sq.m)

1500m² of vehicle service station will require 6 spaces (1 per 250 sq.m)

14 required, 17 proposed.

Bicycle Parking

A provision of 1 bicycle stand for every 5 staff must be made.

Only 3 no bicycle spaces are proposed.

Applicant to submit staff numbers and a rationale for the number of bicycle spaces to be provided. All bicycle parking spaces must be covered.

No Roads objections subject to the following conditions:

1. Applicant to submit a revised layout showing additional bicycle spaces as per SDCC County Development Plan 2022-28, Table 12.23; and to be accompanied by a rationale explaining the calculations used.

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The report from the Roads Department is noted. The Planning Delivery Team have raised concerns with the level of car parking proposed. However, as noted under the parent permission, given the nature of the development and that spaces are required for car stock, a higher provision is considered to be acceptable. However, the applicant should be requested to clarify existing and proposed car parking numbers.

Given that other items are being requested by way of additional information, bicycle parking provision should also be addressed by way of **additional information**.

Green Infrastructure and Landscaping

The subject site is located proximate to a Primary Green Infrastructure Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The applicant proposes to deal with the increase in discharge by means of attenuation. Public Realm and Water Services have raised concerns with the lack of SUDS proposed and reliance on underground attenuation. The Planning Authority would agree with these reports given Council policy in relation to green infrastructure and SUDS.

Public Realm have reviewed the proposed development and request the following additional information:

1. Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

- i. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.*
- ii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.*
- iii. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- iv. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development*
- v. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground*

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attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

2. Boundary Treatment

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment for the subject site.

3. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(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 demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

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4. Green Infrastructure and Green Space Factor (GSF)

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents – SDCC

No changes to boundary treatment are proposed under the subject application and would therefore not be permitted. Changes to landscaping, including additional landscaping, are proposed. Given the location of the site, **additional information** should be sought in relation to landscaping, SUDS and green infrastructure.

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and request **additional information**:

1.1 The proposed attenuation provided of 21.1 m³ is undersized by approximately 90%. The applicant is required to submit a revised drawing and report showing additional surface water attenuation provided by means of SuDS systems (Sustainable Drainage Systems). SuDS features could include but are not limited to:

- Permeable paving*
- Other such SuDS*

1.2 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

The existing watermain within the site appears to be Irish Water infrastructure. The proposal would involve removing part of this and extending it, so it is not located under the proposed extension. Irish Water (Planning Section) have reviewed the proposed development and in relation to the proposed diversion request **additional information**:

Submit a Confirmation Letter of Feasibility from Irish Water to South Dublin County Council Water Services and Planning section. This is because it is proposed to divert an existing watermain and this requires permission from Irish water to do so.

In relation to foul water, Irish Water have no objection subject to a condition to comply with Irish Water Standards for the proposed works.

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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 applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves an extension to the existing motor sales and service facility building.

Having regard to:

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

Conclusion

While the proposed extension is considered to be acceptable in principle, **Additional Information** is required in relation to the proposed design and detail, car and bicycle parking, surface water and green infrastructure, and works to Irish Water infrastructure.

Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 6th of December 2022.

Additional Information was received on the 8th of March 2023 (not deemed significant).

Additional Information Consultations

Water Services	No objection subject to conditions.
Irish Water	No objection subject to conditions.
Roads Department	No objection subject to conditions.
Public Realm	No objection subject to conditions.

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Assessment

Item 1 Requested

Given the scale and size of the proposed extension the applicant is requested to consider further variation in the colour of the cladding on the rear (north-west) elevation. The existing rear elevation has dark grey and white cladding, which helped break up the massing of the existing building. A full set of revised drawings should be submitted, including existing and proposed contiguous elevational drawings, for a full assessment of the proposed development, and as required under the Planning and Development Regulations 2001, as amended.

Applicant's Response:

Revised drawings have been submitted showing that the cladding for the proposed extension has been amended to a lighter grey. Existing and proposed contiguous elevational drawings have been submitted.

Assessment:

The submitted drawings demonstrate that the proposed extension would be visually acceptable in the context of the surrounding area. It is therefore considered that this item has been satisfactorily addressed.

Item 2 Requested

(a) The car parking spaces on the existing and proposed site layout plan drawings do not appear to match the car parking figures stated on these drawings. The applicant is requested to submit revised drawings and information clearly identifying the number of existing and proposed car parking spaces and how these are broken down in relation to customer, staff and operational uses.

(b) Only 3 no. bicycle parking spaces are proposed. The applicant is requested to submit a revised layout showing additional bicycle spaces as per Table 12.23 of the South Dublin County Development Plan 2022-2028. To be accompanied by a rationale explaining the calculations used. The applicant should consider providing some internal bicycle store. External bicycle store should be covered.

Applicant's Response:

Revised existing and proposed site layout plans have been submitted. The number of bicycle parking spaces has been increased to 7 no.

Assessment:

The Roads Department have reviewed the additional information submitted and state that the revised drawing is acceptable and parking figures on the drawing correlate to figures in table. The Roads Department state that they have no objection subject to a condition that prior to

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commencement details of bicycle parking shelter in line with the National Cycle Manual are submitted for approval. This condition should be attached in the event of a grant of permission. It is therefore considered that this item has been satisfactorily addressed.

Item 3 Requested

(a) There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant should provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant is requested to provide the following additional information:

- i. A fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.*
- ii. The landscape plan should include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including swales and integrated/bio-retention tree pits.*
- iii. Reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- iv. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development*
- v. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.*
- vi. Submit details demonstrating how the appropriate Green Space Factor will be achieved. See the Green Space Factor Worksheet under Related Documents at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents>*

(b) The proposed attenuation provided of 21.1 m³ is undersized by approximately 90%. The applicant is requested to submit a revised drawing(s) and report showing additional surface water attenuation provided by means of SUDS systems (Sustainable Drainage Systems). Natural SUDS features should be incorporated such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'. Include what the surface water attenuation capacity each SUDS (Sustainable Drainage System) system has in m³. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as,

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green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SUDS system.

(d) 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.

Applicant's Response:

Revised drainage plans and reports have been submitted. Landscaping proposals have been submitted.

Assessment:

Public Realm have reviewed the additional information submitted and have no objection subject to conditions that the submitted landscaping and SuDS schemes are implemented.

Water Services have reviewed the additional information submitted and have no objection subject to standard conditions.

It is therefore considered that this item has been addressed subject to conditions.

Item 4 Requested

The existing watermain within the subject site appears to be Irish Water infrastructure. The proposal would involve removing part of this and extending it, so it is not located under the proposed extension. The applicant is requested to submit a Confirmation Letter of Feasibility from the Irish Water Diversions section for the proposed works, if found to be Irish Water infrastructure.

Applicant's Response:

The applicant advises that the watermain within the boundaries of the site was constructed by the owner of the property as part of the original development and is retained in their ownership. It is not part of Irish Water infrastructure.

Assessment:

Irish Water have reviewed the additional information submitted and have no objection subject to conditions. This includes a condition that prior to the commencement of development the applicant/developer obtain written confirmation from Irish Water that the watermain is not Irish Water infrastructure or if it is, written agreement from Irish Water for the proposed diversion of the watermain.

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Irish Water also recommend that conditions are attached requiring connection agreement(s) and to comply with Irish Water standards. No new connections are proposed so this condition is not considered necessary to attach.

It is therefore considered that this item has been satisfactorily addressed subject to conditions.

Development Contributions

Proposed extension 760sq.m

Planning Reference Number	SD22A/0391
Summary of permission granted:	Extension
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	112.57
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	112.57
Area of Development (m2)	760
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	760
Vehicle display areas/ Open storage spaces	
Rate applicable	€11.26
Contribution	€0.00
Total development contribution due	€85,553.20

SEA monitoring

Building Use Type Proposed: Extension to the existing motor sales and service facility building

Floor Area: 760sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.479 Hectares.

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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 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 the 8th of March 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. 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.

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REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

3. Watermain

Prior to the commencement of development the applicant/developer shall submit to the Planning Authority for written agreement either:

(a) Written confirmation from Irish Water that the watermain on the subject site is not Irish Water infrastructure and therefore written agreement from Irish Water to amend this is not required, or

(b) Written agreement from Irish Water for the proposed development and the proposed diversion of the watermain.

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

4. Implementation of Landscape Design Proposals

The landscaping scheme shown on drawing No. 22202 SLP 01 prepared by Gannon & Associates; shall be carried out in the first planting and seeding seasons following the occupation or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area, in accordance with the policies and objectives of the CDP 2022-2028.

5. SuDS Implementation

The submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with POLICY GI4: SUSTAINABLE DRAINAGE SYSTEMS of the CDP 2022-2028.

6. Bicycle Parking

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with the Roads Department if necessary, details of bicycle parking shelter designed in accordance with the requirements of the South Dublin County Development Plan 2022-2028 and the National Cycle Manual, NTA (2011) or any superseding document.

REASON: To ensure appropriate bicycle parking facilities are provided in compliance with the South Dublin County Development Plan 2022-2028.

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7. 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.

8. 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.

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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9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €85, 553.20 (Eighty-five thousand five hundred fifty-three euros and twenty 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.

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 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/0391

LOCATION: M50 Business Park, Ballymount Industrial Estate, Dublin 12



**Caitlin O'Shea,
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: 03/04/23



**Deirdre Kirwan,
Senior Executive Planner**