

# Comhairle Chontae Atha Cliath Theas

**PR/0785/23**

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

**Reg. Reference:** SD22A/0428      **Application Date:** 11-Nov-2022  
**Submission Type:** Additional      **Registration Date:** 12-Jun-2023  
Information

**Correspondence Name and Address:** Kavanagh Burke Consulting Engineers Unit F3,  
Calmount Park, Ballymount, Dublin 12

**Proposed Development:** Permission for a development previously granted (and now lapsed) under Reg. SD07A/0367 & SD16A/0338; Warehousing Block B4 (11.55m high) divided into 8 units totalling 3, 484sq.m including 720sq.m ancillary offices / staff facilities on two floors and 2, 764sq.m warehousing area; Completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works.

**Location:** Block B4, Site B, Aerodrome Business Park,  
Collegeland, Rathcoole, Co. Dublin

**Applicant Name:** De La Salle Limited

**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.65 hectares.

#### Site Description:

The application site comprises an overgrown, undeveloped portion of Aerodrome Business Park. The site forms part of a larger industrial complex, comprising warehouse units and internal roadways with car parking. The wider area is characterised by industrial units and open agricultural lands.

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### **Proposal:**

**Permission** is sought for the following:

- **Construction of** 11.55m high, 3,484 sq.m **warehouse block** comprising 8 no. units with ancillary offices and staff facilities.
  - Total 2,764 sq.m warehousing area and 720 sq.m office/facilities
- Completion of ancillary car parking
- All associated site works, landscaping, drainage and surface water attenuation systems.

### **Zoning:**

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

### **Consultations:**

Roads:	<b>Additional information</b> recommended
Public Realm:	<b>Additional information</b> recommended
Water Services:	<b>Additional information</b> recommended
Irish Water:	<b>Additional information</b> recommended Department
of Defence:	No response received
Environmental Health Officer (EHO):	No objection, conditions recommended

### **SEA Sensitivity Screening**

Indicates overlap with SFRA B 2016.

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

Submission expiry date – 15 December 2022

No submissions or observations were received.

### **Relevant Planning History**

**SD16A/0338/EP:** Extension of duration application for SD16A/0338. **Extension refused for the following reason:**

*The criteria set down in s42(1)(a)(i) or s42(1A)(b)(v) are not met in this instance, and the Planning Authority therefore cannot grant permission for an extension of duration of permission. In each case the Planning and Development Act 2000 (as amended) sets out as necessary criteria that works have commenced and substantial works must have taken place.*

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**SD16A/0338:** Works to an incomplete part of a previously approved development (previously granted planning permission under South Dublin County Council register reference SD07A/0367, now elapsed). The subject application now comprises warehousing Block B4 (11.55m high) divided into 8 units totalling 3,484sq.m including 720sq.m ancillary offices/staff facilities on 2 floors and 2,764sq.m warehousing area. The development will also include the completion of ancillary car parking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast and southeast of subject block), drainage works including additional surface water attenuation system plus all site development works. **Permission granted.**

**SD08A/0829:** Retention permission for alterations carried out to warehousing units. This retention permission includes alterations from the original granted planning permission (Reg. Ref. SD07A/0367) as follows: combining warehousing units B4 & B5 into one unit of warehousing 678sq.m., office/staff facilities 195sq.m.(Previously 214sq.m. for both B4 & B5) plus associated elevational revisions and carparking adjustments. The building height and neighbouring units remain unchanged due to this application. **Permission for retention granted.**

**SD08A/0804:** Retention permission for alterations carried out to warehousing unit. This retention permission includes alterations from the original granted planning permission (Reg. Ref. SD07A/0327) office/staff facilities on a 2 floors 173sq.m. (previously 83sq.m.) plus the inclusion of a mezzanine warehousing area of 240sq.m., totally 808sq.m. overall (previously 478sq.m. overall) the inclusion of a canopy 3.65m high and 4.0m projection and external access / escape stairs to revisions due to additional floor area. The building height and neighbouring units remain unchanged due to this application. **Permission for retention granted.**

**SD07A/0367:** Construction of 3 no. warehousing blocks as follows: (1) Block B2 (12.850 m high, divided into a maximum of 2 units) totalling 1,990sq.m. including 309sq.m. of ancillary office plus 37sq.m. of staff facilities on 2 floors, (2) Block B3 (11.550m high, divided into a maximum of 12 units) totalling 4,750sq.m. including 916sq.m. of ancillary office plus 148sq.m. of staff facilities on 2 floors, (3) Block B4 (11.550 m high, divided into a maximum of 8 units ) totalling 3,560sq.m. including 616sq.m. of ancillary office plus 120sq.m. of staff facilities on 2 floors together with services, utilities, fencing, landscaping, planting, paving, parking and site development works. **Permission granted.**

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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### **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 5 Quality Design and Health Placemaking*

*QDP2 Objective 1: To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.*

*QDP2 Objective 2: To ensure that 'The Plan Approach' to development is taken into consideration by the applicant and demonstrated during any pre-application consultations (under section 247 of the Planning & Development Act, 2000, as amended).*

#### *Section 9.1 Employment in South Dublin County*

*EDE4 Objective 5: To ensure that proposals to diversify or densify underutilised industrial lands support the overarching goals of placemaking, consolidating growth centres along public transport corridors in a planned and / or sequential basis, and ensuring realisable linkages with nearby services and amenities*

#### *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*

### **Relevant Government Guidelines**

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

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

*The Planning System and Flood Risk Management* - Guidelines for Planning Authorities (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 concern the following:

- Zoning and Council Policy
- Visual Amenity
- Roads
- Green Infrastructure
- Drainage
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Policy**

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses.'* The following are relevant permitted in principle uses per this zoning objective:

- Industry- General
- Industry-Light
- Industry-Special
- Office-Based Industry
- Office less than 100 sq.m
- Warehousing

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Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.m are open for consideration under the 'EE' zoning objective.

### Visual Amenity

The design of the building remains unchanged from the previously permitted application, SD16A/0338. The building would provide 8 no. warehouse units, with a maximum height of 11.4m.

The warehouse block would be clad in hamlet and metallic silver, or similar, materials, with glazing on the northeast, northwest and southwest elevations. The scheme is comparable to other warehousing units within the business park and is considered acceptable.

QDP2 Objective 1 and QDP2 Objective 2 are noted in relation to this development however, given the sites location and the prior consent for similar development at the site, it is not considered of benefit to require additional information in relation to the design of the warehousing. The scheme is clearly consistent with the existing pattern of development, will assist in providing for a thriving economy and will be accessible to relevant users.

### Roads

The applicant is proposing 77 no. car parking spaces for the development. This is significantly above the maximum allowable rates per Table 12.25 of the Development Plan. Per Table 12.23, the maximum number of car parking spaces that would be allowable would be 40 no. spaces. The applicant must reduce the scheme down to this rate. This should be addressed as **additional information**.

The Roads department have reviewed the application and have recommended **additional information** is sought. Their particular concerns relate to the provision of appropriate pedestrian facilities within the site, and the reduction of the number of car parking spaces provided to be compliant with the Development Plan.

The exact **additional information** recommended is as follows:

- 1. The applicant shall submit a revised layout showing clearly demarcated 2-metre wide pedestrian walkways between parking spaces and the main entrance.*
- 2. The applicant shall submit a revised parking layout with a maximum of 40 no. car parking spaces provided. The revised layout should not include the parking spaces numbered 57, 58, 59, 60, 76 and 77, as shown on the previously submitted layout drawing, as they constitute a traffic hazard.*

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It is considered important to request the recommended **additional information** to ensure safety and compliance with the Development Plan. Car parking above the maximum standard provided for in the Development Plan is completely unacceptable and will not be facilitated for this development.

The applicant should note that **conditions** will be attached in the event of a grant of permission requiring 20% of car parking spaces to be provided as EV charging spaces.

### Green Infrastructure

The site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per Figure 4.4 of the Development Plan.

The warehouse is proposed on an area that is currently vegetated, as an undeveloped part of a wider industrial business park. The development would result in the loss of vegetation and would increase the level of hardstanding at the site.

The Public Realm section have reviewed the application and have recommended **additional information** is sought in relation to a more detailed landscape plan, SuDS, surveys of trees and hedgerows and details in relation to green infrastructure and the green space factor. The specific **additional information** recommended is as follows:

#### 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 shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.*
- ii. 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.*
- iii. 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.*
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development*

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- vi. *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.*
2. *Tree and Hedgerow Survey*

*The applicant is requested to submit the following additional information to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2012:*

  - *Tree & Hedgerow Survey*
  - *Tree & Hedgerow retention protection plan;*
  - *Tree & Hedgerow constraints plan;*
  - *Arboricultural implication assessment;*
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 m<sup>3</sup>. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit*



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*a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.*

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*

It is noted that the current application replicates previously permitted development, granted under a different Development Plan. The scheme must however comply with the most recent Development Plan standards, and it is therefore considered necessary to request the recommended **additional information**.

### **Drainage**

#### Surface Water

Water Services have reviewed the application and have stated it is unclear from the submission what SuDS measures are proposed. Their report recommends the following **additional information** is sought to clarify this point:

- 1. It is unclear what if any SuDS (Sustainable Drainage Systems) are proposed for the development. Submit a revised drawing in plan and cross sectional view showing SuDS in proposed development. Show what the surface water attenuation capacity is in m<sup>3</sup> for each SuDS system. Where additional surface water attenuation is provided by SuDS then the size of proposed Arched Type attenuation system can be reduced by an equivalent amount in m<sup>3</sup>.*

*Examples of SuDS include:*

- Swales*
- Above ground green area detention basins*
- Green roofs*
- Permeable Paving*
- Grasscrete*
- Other such SuDS.*

*Examples of SuDS can also be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf \(sdcc.ie\)](https://www.sdcc.ie/suds-evaluation-guide.pdf)*

It is considered appropriate to request the recommended **additional information** to ensure that adequate provision has been made at the site for sustainable surface water drainage.

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The submitted site-specific FRA though not up to date is considered adequate having regard to the detailed assessment therein and that the proposals are for an extension/addition to existing commercial use as provided for under section 5.28 of the Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009). In addition, it is noted that drainage have raised no concerns in this regard.

### Foul Drainage

Irish Water have reviewed the application. In relation to foul water supply, Irish Water have stated no objection, recommending a standard **condition** in relation to entering a wastewater connection agreement prior to the commencement of development.

### Water

In relation to Water, Irish Water have recommended the following **additional information** is sought:

- 1.1 Submit a drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site.*
- 1.2 Submit a confirmation letter of feasibility Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.*

It is considered appropriate to request the recommended **additional information** to ensure adequate water facilities are provided for the site, and to protect public health and Irish Water infrastructure.

### **Environmental Health**

The Environmental Health Officer (EHO) has reviewed the application and has stated no objection to the development, recommending the following **conditions**:

- 1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.*
- 2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.*
- 3. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.*

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4. *Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).*
5. *Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.*
6. *Generators and high duty compressors shall be provided with localised barriers or acoustic enclosures as appropriate.*
7. *Noisy plant shall be sited away from sensitive properties as far as practicable.*
8. *All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:*
  - *In the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided*
  - *Otherwise, mechanical ventilation capable of achieving the following air changes per hour:*
    - *stores 3 air changes per hour*
    - *entrance halls/corridors 3-5 air changes per hr*
    - *staff areas 4-8 air changes per hour*
    - *WC's 3 air changes per hour*
    - *WC lobbies 2 air changes per hour*
    - *Offices 4-6 air changes per hr*
9. *Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.*
10. *Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.*
11. *A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.*
12. *The applicant shall put in place a pest control contract for the site for the duration of the construction works.*

These **conditions** are considered appropriate to ensure the suitable management of construction and operation of the development, to prevent nuisance and ensure public health and safety.

### **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 business industrial park and comprises the construction of a block of 8 no. warehouse units, previously permitted.

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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.

The applicant has provided an AA Screening Report, prepared by JBA Consulting, which concludes, based upon best scientific judgement, that there will be no significant impacts on the following Natura 2000 sites, assessed as being within the catchment of the site:

- North Dublin Bay SAC (Site Code 000206)
- South Dublin Bay SAC (Site Code 000210)

### **Environmental Impact Assessment**

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

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design of the development proposed and the responses of relevant consultees, it is considered necessary to request the following **additional information**:

- Layout showing clearly demarcated 2-metre wide pedestrian walkways between parking spaces and the main entrance.
- Revised parking layout with a maximum of 40 no. car parking spaces provided
- Detailed landscape design for the proposed development.
- Tree and Hedgerow Survey
- Sustainable Drainage Systems
- Green Infrastructure and Green Space Factor (GSF)
- Drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site

### **Recommendation**

Request Further Information.

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### **Further Information**

Further Information was requested on 12/01/23

Further Information was received on 12/06/23

### **Consultations**

Roads:

No objection, **conditions** recommended

Public Realm:

No objection, **conditions** recommended Water

Services:

No objection, **conditions** recommended Irish Water:

No objection, **conditions** recommended

### **Submissions/Observations**

No further submissions/observations received.

### **Further Information**

The Further Information requested was as follows:

1. *Pedestrian Walkways*

*The applicant is requested to submit a revised layout showing clearly demarcated 2-metre wide pedestrian walkways between parking spaces and the main entrance.*

2. *Car Parking*

*The level of car parking proposed by the applicant is unacceptable and contrary to the MAXIMUM standards permissible per Table 12.25 of the Development Plan. The applicant is requested to submit a revised parking layout with a maximum of 40 no. car parking spaces provided. The revised layout should not include the parking spaces numbered 57, 58, 59, 60, 76 and 77, as shown on the previously submitted layout drawing, as they constitute a traffic hazard.*

3. *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 shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.*

*ii. 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.*

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- iii. *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.*
- iv. *Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- v. *Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development*
- vi. *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.*

#### **4. Tree and Hedgerow Survey**

*The applicant is requested to submit the following additional information to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2012:*

- *Tree & Hedgerow Survey*
- *Tree & Hedgerow retention protection plan;*
- *Tree & Hedgerow constraints plan;*
- *Arboricultural implication assessment;*

#### **5. Sustainable Urban Drainage Systems (SuDS)**

*It is unclear what, if any, SuDS (Sustainable Drainage Systems) are proposed for the development and part of the subject site is located in Flood Zone B. The applicant is therefore requested to:*

- A. *Submit a revised drawing in plan and cross sectional view showing SuDS in proposed development. Show what the surface water attenuation capacity is in m<sup>3</sup> for each SuDS system. Where additional surface water attenuation is provided by SuDS then the size of proposed Arched Type attenuation system can be reduced by an equivalent amount in m<sup>3</sup>.*

- *Examples of SuDS include:*
- *Swales*
- *Above ground green area detention basins*
- *Green roofs*
- *Permeable Paving*
- *Grasscrete*
- *Other such SuDS.*

*Examples of SuDS can also be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf \(sdcc.ie\)](https://www.sdcc.ie/suds-evaluation-guide.pdf)*

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- B. *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.*
  - C. *Submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.*
  - D. *SUDS Management - 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.*
  - E. *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.*
  - F. *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 m<sup>3</sup>. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> 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.*
6. *Green Infrastructure and Green Space Factor (GSF)*
- a) *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:*
  - b) *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.*
  - c) *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*
7. *Irish Water*
- Submit a drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site.*

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### Assessment of Further Information

#### *Item 1 – Pedestrian Walkways*

The applicant has provided a response explaining that widening existing pedestrian walkways will not be possible due to a lack of ownership of common areas within the wider business park. Where walkways are proposed, these are all designed to be 2m wide. The Roads Department have reviewed the applicants submission and have stated they are satisfied with the response.

#### *Item 2 – Car Parking*

The applicant has reduced the number of car parking spaces from 70 to 40, thereby complying with the maximum number allowable per the Development Plan. The Roads Department have stated they are satisfied with this response.

The Roads Department have raised no further objection to the development, recommending the following **conditions** in the event of a grant of permission:

- 1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5*
- 2. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.*
- 3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority*
- 4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.*
- 5. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department*

These **conditions** are considered appropriate to ensure compliance with the requirements of the Development Plan, the promotion of sustainable transport modes and the proper management of traffic and waste during construction.

#### *Item 3 – Landscape Design Proposals*

The Public Realm Section have reviewed the landscape design proposals submitted and recommended a **condition**, requiring its implementation in full, be included in the event of a grant. This is considered appropriate to include to ensure the implementation of the landscape plan within an appropriate timeframe.



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### *Item 4 – Tree and Hedgerow Survey*

The applicant has provided a response confirming that no trees or hedgerows are present on the site, thereby alleviating the requirement for full survey work to be undertaken. This response is considered acceptable and has not been questioned by the Public Realm Section.

### *Item 5 – Sustainable Urban Drainage Systems (SuDS)*

The Public Realm Section have reviewed the A.I response and have recommended further consideration of the SuDS for the site, in particular the removal of underground attenuation and demonstration of the treatment train, biodiversity value and amenity value of the SuDS proposed, by way of **condition**. Given the importance of sustainable water management within the Development Plan, inclusion of such a **condition** is considered acceptable. Furthermore, though requested, it does not appear that a SuDS Management Plan has been submitted and this is also recommended to be sought by **condition**.

Water Services have reviewed the submission and have stated no objection to the development, recommending the following **condition** in the event of a grant:

*Prior to commencement of development submit a revised drawing in plan and cross sectional view showing SuDS in proposed development. Show on drawing what the surface water attenuation capacity is in m<sup>3</sup> for each SuDS system. Where additional surface water attenuation is provided by SuDS then the size of proposed Arched Type attenuation system can be reduced by an equivalent amount in m<sup>3</sup>.*

*Examples of SuDS include:*

- Swales*
- Above ground green area detention basins*
- Green roofs*
- Permeable Paving*
- Grasscrete*
- Other such SuDS.*

*Examples of SuDS can also be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf \(sdcc.ie\)](https://www.sdcc.ie/suds-evaluation-guide.pdf)*

This **condition** is considered appropriate to ensure adequate provision of SuDS.

### *Item 6 – Green Infrastructure and Green Space Factor (GSF)*

The applicant has not achieved the required GSF for the development site, achieving a score of 0.12 rather than the required 0.5. This is a significant deficiency. The Public Realm Section have recommended a **condition** be included in the event of a grant of permission requiring the applicant to further engage with the Local Authority to achieve the required 0.5 GSF. This is considered appropriate. In looking to meet the required GSF, the applicant should consider the use of green walls or a green roof, given the constrained nature of the site.

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Where the required GSF cannot be met, mitigating proposals including the provision of bird and bat boxes may be considered. This should be discussed directly with the Public Realm Section.

### *Item 7 – Irish Water*

Irish Water have reviewed the submission and have repeated a request for a drawing showing the distance between the development and the outside diameter of the existing 400mm diameter watermain south east of the site to be provided. The applicant has provided a drawing showing drainage in the vicinity of the site, and stated in a cover letter the distance between the development and Irish Water infrastructure however, the drawing provided does not appear to include the full extent of the watermain in question. In this regard the inclusion of a **condition** to address this requirement is considered acceptable.

### Conclusion

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

### **Other Considerations**

#### **Development Contributions**

<b>Are any exemptions applicable?</b>	No
<b>Is development commercial or residential?</b>	Commercial
<b>Standard rate applicable to development:</b>	112.57
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€112.57
<b>Area of Development (m<sup>2</sup>)</b>	3,484
<b>Amount of Floor area, if any, exempt (m<sup>2</sup>)</b>	0
<b>Total area to which development contribution applies (m<sup>2</sup>)</b>	3,484
<b>Total development contribution due</b>	<b>112.57x3484=</b> €392,193.88

### **SEA Monitoring Information**

Building Use Type Proposed:

Warehouse

Floor Area:

3,484 sq.m

Land Type:

Brownfield

Site Area:

0.65 Hectares.

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### **Conclusion**

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

### **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 12/06/2023, 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. Landscape Plans  
The proposed landscaping scheme shown on the Landscape Masterplan and Planting Plan (Dwg. No. KHI-JBAI-XX-XX-DR-L-0001) prepared by JBA Consulting shall be implemented in full, within the first planting season following completion of the development, in addition:
  - a) All hard and soft landscape works shall be completed in full accordance with the submitted plans.

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b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

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

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

e) The height of proposed berms/mounding shall be increased and proposed boundary planting bulked up in order to reduce the visual impact of the proposed development.  
REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, improve amenity and reduce the visual impact of the development, in accordance with the policies and objectives contained within the CDP 2022-2028.

### 3. Sustainable Urban Drainage Systems (SuDS)

Prior to the commencement of development, the applicant shall provide revised plans demonstrating additional natural SUDS features as part of proposed drainage system for the development such as detention basins, filter drains, swales etc. in order to remove the need for underground attenuation. In addition, the applicant shall demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposed.

As per Section 12.11 (iii) of CDP 2022-2028 only in exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. The development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage. The applicant shall submit a revised drawing in plan and cross-sectional view showing additional SuDS which removes the requirement for underground attenuation tanks such as:

- Green / Blue Roofs
- Swales
- Green areas
- Permeable Paving
- Tree Pits
- Pond/s

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The applicant must demonstrate on a drawing the surface water attenuation capacity in m<sup>3</sup> for each SuDS system.

**REASON:** To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with the policies and objectives of the County Development Plan 2022-2028.

### **4. SuDS Management Plan**

Prior to the commencement of development, a comprehensive SuDS Management Plan shall be submitted, for the written agreement of the Planning Authority. The SuDS Management Plan shall demonstrate that the proposed SuDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation.

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

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

Prior to the commencement of development, the applicant shall demonstrate how they will achieve a GSF score of 0.5. The applicant shall engage with Public Realm Section in order to discuss and agree appropriate greening and GI interventions in order to make up the shortfall. Additional measures that should be considered for incorporation into the landscape design proposals in order to enhance the Green Space Factor, biodiversity and ecology values of the site include the following:

- **Additional Open Space and Street Trees Planting:** Street trees proposed should include SuDS features and provide bioretention and bio attenuation.
- **Miyawaki/Mini woodland Style Planting:** Consideration could be given to the inclusion of Mini-woodland Style Planting – inclusion of mini woodland style planting contributes to GSF (SDCC CDP 2022-28 Policy GI5 Objective 4) and Climate Action / Tree management Strategy (SDCC CDP 2022-28 Policy GI5 Objective 3)
- **Use of native and pollinator friendly planting – perennial planting and pollinator friendly bulb planting**
- **Tree & Plant Quantities:** Increases in tree numbers and planted areas wherever possible through increases in planting density.
- **Specification enhancements with regard to biodiversity and native plants should be included in the detailed design for the site.**
- **Inclusion of Bird & Bat Boxes**
- **Use of Wildflower Seed Mixes that are of native provenance.**
- **Improvements in the SuDS Design - applicant should seek to implement additional opportunities for bioretention and bio-attenuation, inclusion of green roofs, swales, suds trees pits etc.**

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Any proposed swales should include check dams to improve bio-retention and should be detailed to maximise rooting space for planting. Applicant should refer to SDCC's SuDS Explanatory, Design & Evaluation Guide, which is available on below link: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)

REASON: In the interests of the amenity and environmental quality of the locality and to assimilate the development into its surroundings, in accordance with policy GI5 Objective 4 and other relevant policies of the CDP 2022-2028

6. Irish Water Watermain

Prior to the commencement of development, the applicant shall submit a drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site. This drawing must be agreed with the Planning Authority and must show all relevant infrastructure in the area to allow for accurate assessment.

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

7. Electric Vehicle Charging

EV charging shall be provided and shall comprise a minimum of 20% of the total parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5.

REASON: In the interest of proper planning and sustainable development.

8. Irish Water – Feasibility and Connection Agreements

Prior to the commencement of development, the applicant shall submit the following for agreement with the Planning Authority:

A. A confirmation letter of feasibility from Irish Water to water services in SDCC.

B. Water / wastewater connection agreement(s) with Irish Water.

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

9. Construction Traffic Management Plan

Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.

REASON: In the interest of proper planning and sustainable development.

10. Construction and Demolition Resource Waste Management Plan

Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

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

REASON: In the interest of proper planning and sustainable development.

### 11. Mobility Management Plan and Public Lighting.

a) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning

b) Prior to commencement of development a Public Lighting Design for the development shall be submitted to the South Dublin County Council Lighting Department for written agreement.

REASON: In the interest of proper planning and sustainable development and sustainable transport.

### 12. Environmental Health.

A. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.

B. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

C. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

D. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).

E. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

F. Generators and high duty compressors shall be provided with localised barriers or acoustic enclosures as appropriate.

G. Noisy plant shall be sited away from sensitive properties as far as practicable.

H. All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:

a. In the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided

b. Otherwise, mechanical ventilation capable of achieving the following air changes per hour:

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- i. stores 3 air changes per hour
  - ii. entrance halls/corridors 3-5 air changes per hr
  - iii. staff areas 4-8 air changes per hour
  - iv. WC's 3 air changes per hour
  - v. WC lobbies 2 air changes per hour
  - vi. Offices 4-6 air changes per hr
  - I. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.
  - J. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
  - K. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.
  - L. The applicant shall put in place a pest control contract for the site for the duration of the construction works.
- REASON: in the interests of proper planning and sustainable development.

### 13. Signage.

No 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.

### 14. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €392, 193.88 (Three Hundred and Ninety-Two Thousand, One Hundred and Ninety-Three Euros and Eighty Eight 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 Act 2000 (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.



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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](mailto:customerservice@water.ie).

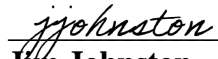
**Comhairle Chontae Atha Cliath Theas**

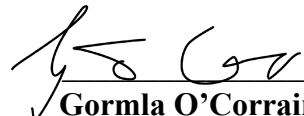
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**REG. REF. SD22A/0428**

**LOCATION: Block B4, Site B, Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin**

  
\_\_\_\_\_  
**Jim Johnston**  
**Senior Executive Planner**

  
\_\_\_\_\_  
**Gormla O'Corrain,**  
**Senior 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 July 2023

  
\_\_\_\_\_  
**Mick Mulhern, Director of Land Use, Planning & Transportation**