

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

PB/0007/12

Register Reference: FW11A/0113

Date of Registration: 17 November, 2011

Correspondence: Kealan Donagher Scafort Lodge, Castledawson Avenue, Blackrock, Co Dublin

Development: 1 Retention of the existing Generator Building, fuel loading area and compound to the North East of the Hexagon site 2 Construction of an extension to the existing Generator Building to the North East of the Hexagon site

Location: IDA Blanchardstown Business & Technology Park, Snugborough Road, Dublin 15

Applicant: Hexagon Partnership

Application Type: Permission and Retention

Zoning: 'GE' – The objective of which is to 'Provide Opportunities for general enterprise and employment'

Planning Officers Report:

LM/MM

Report of the Planning Officer dated 18th January 2011

This is an application for permission for **RETENTION** of the existing Generator Building, fuel loading area and compound to the North East of the Hexagon site **AND PERMISSION** for the construction of an extension to the existing Generator Building to the North East of the Hexagon site at IDA Blanchardstown Business & Technology Park, Snugborough Road, Dublin 15

Description of Site and Surroundings

The subject site is located within the north eastern corner of the IDA Business and Technology Park off the Snugborough Road. The existing structure on site is 10m in height over 2 storeys, the floor area of the building is 15923sqm. The structure is centrally located within the subject site, there is a large grassed area to the south of the building. The main area of car parking is located to the east of the building. There is substantial mature planting around the eastern and northern boundaries of the site, with the exception of the area near the new roundabout at the junction of Snugborough Road and the Ballycoolin Road.

Proposal

The current proposal proposes

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- 1 Retention of the existing Generator Building, fuel loading area and compound to the North East of the Hexagon site
- 2 Construction of an extension to the existing Generator Building to the North East of the Hexagon site

Submissions/Observations

None received within statutory timeframe

Pre-Planning

None indicated

Relevant Planning History

FW11A/0104:

Planning permission was **granted** for 110Kv substation and associated works

FW10A/0099:

Planning permission was **granted** to refurbish the existing Hexagon manufacturing facility, to construct screening of mechanical plant and to carry out ancillary site works. The proposed works will consist of the following

- 1 Construction of a louver screening to external Mechanical Air Handling and Chiller Units. The screen is proposed to be constructed on the East and the West elevations of the single storey building of the facility.
- 2 Construction of a generator compound to the North East of the site, linked to the existing facility by an overhead cable service bridge.
- 3 The rehabilitation and extension of an existing screening to new mechanical plant on the single storey roof of the existing facility.
- 4 The construction of a temporary external single storey structures.
- 5 The internal works to the existing single storey facility will consist of, 6 No. rooms for electrical and electronic operations, Workshop, Offices and Staff Welfare area.

F06A/0928:

Permission was **granted** for Retention permission and permission to the Hexagon Building which is a light industrial building. Retention permission is sought for elevational changes and subdivision of the existing light industrial building into 5 light industrial units and one office unit (976 7sqm), plant area to the rear and ancillary site works. Permission is sought for the provision of an additional 155 car park spaces, resulting in an overall car park provision of 462 car park spaces, and the provision of a bicycle shed for 80 bikes.

Reports

Water and Drainage: No objection subject to conditions

Transportation: No objection

EHO: No objection subject to conditions

Relevant Policy in Development Plan:

The subject site is zoned "GE" General Employment under the 2011-2017 Development Plan

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The objective is to “*Provide opportunities for general enterprise and employment*”

The vision is as follows

Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment General employment areas should be highly accessible, well designed, permeable and legible

Assessment

Having visited the subject site and having regard to the Development Plan policies I am of the opinion that the main issues to be assessed are as follows

Principle:

The reason for the existing and proposed generator buildings are to provide back up power for the data halls on site, to ensure the electricity supply is uninterrupted on site The principle of retaining a structure on site and extending the structure which is associated with the existing use on site as a data storage building is considered to be acceptable given the GE zoning subject

Layout & Design:

The floor area of the building to be retained is 361sqm and it is proposed to extend the building by a further 361sqm, making the building 722sqm The proposed generator building is to mirror the existing generator building and will be linked via an internal doorway and is located between the existing generator building and the existing pump house The buildings are located to the northeast of the hexagon site The buildings are 8m in height with a flat roof, the buildings are louver cladded There is significant planting on the northern boundary of the site which has to be further supplemented by way of previous conditions relating to the subject site This visual barrier reduces the impact of the buildings

Overall the design and location of buildings are acceptable having regard to the context of the subject site

Transportation & Car Parking:

A report from the transportation section has been received which states there is no intensification of use on the site and therefore they have no objection to the development for retention or the proposed development

Residential Amenity:

The generators will be on standby mode and will only operate fully during power outages or testing which will only occur between 10am and 5pm Monday to Friday A noise survey was carried, which indicated the nearest residential properties, the nearest being 180m from the buildings on the Ballycoolin road, other locations include the Westway and Sheephill estates to the west and south of the site The noise predictions are in the range of 34-54dBl, one of the 23 locations assessed is marginally over the proposed criterion which is 1dBL which is not significant and it is stated would not be detected by the human ear

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A report from the EHO has been received, there is no objection to the development subject to a number of conditions and inclusion of the mitigation measures outlined in the noise impact assessment which is considered to be reasonable

Conclusion

The proposed development and development for retention is considered to be acceptable given the "GE" zoning of the site and having regard to the existing use on site

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION & GRANT RETENTION** be made under the Planning and Development Acts 2000-2010, subject to the following (5) condition(s) -

Conditions and Reasons

- 1 The development shall be retained and carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application on the 17th November 2011, 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 The proposed building and the building for retention shall function as a generator building The generator building shall not be let or sold separately from the main building on site There shall be no sub-division or amalgamation of buildings without prior planning approval

REASON In the interest of clarity

- 3 That all external finishes shall be as per indicated on the drawings received on the 17th November 2011

REASON In the interest of visual amenity

- 4 (a) The Mitigation measures outlined on page 15 of the Noise Impact Assessment contained in the Planning Report received on the 17th November 2011 shall be put into place
(b) A follow up noise assessment shall be carried out within the first 3-6months following completion of the works, during the operational stage and the results shall be submitted to Environmental Health Officers of Fingal County Council
(c) The hours of operation on all construction sites shall be restricted to 8 00a m to 7 00p m, Monday to Friday, and 8 00 a m to 5 00p m on Saturdays No activities shall take place on the site on Sundays or Bank Holidays
(d) No deliveries of materials, plant or machinery shall take place before 7 00a m in the

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morning or after 7 00p m in the evening

(e) If there is any occasion when work must be carried on outside daytime hours, the Environmental Health Section of Fingal County Council, local residents and businesses in areas which are likely to be affected by noise from the proposed works shall be notified in advance e.g. in letter or leaflet or advertisement form, of

- Name, address and telephone number of company carrying out works
- Nature of and reason for works
- Likely duration and times of work

(f) During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include (i) covering skips, (ii) covering slack heaps, (iii) netting of scaffolding, (iv) regular road and pavement damping and sweeping, (v) use of water spray to suppress dust, (vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc

REASON In the interest of proper planning and sustainable development

- 5
- (a) No foul drainage shall discharge into the surface water system under any circumstances
- (b) The foul drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage works Version 6.0' FCC April 2006
- (c) Prior to the commencement of development the applicant shall submit for the written agreement of the Water Service Section of Fingal County Council details of a petrol/oil interceptor including its size and location and the manufacturer details. It shall be designed to cater for any overflow discharge from the sumps indicated on drawing no. 11-134-2032.
- (d) No surface water /rainwater shall discharge into the foul sewer system under any circumstances
- (e) The surface water drainage shall be in compliance with the 'Greater Dublin Regional, Code of Practice for Drainage Works Version 6.0' FCC April 2006
- (f) All water fittings and installations shall incorporate best practices in water conservation
- (g) The water supply for the development shall comply with the 'Guidelines for Drinking Water Supply' FCC February 2009 Revision 1

REASON In the interest of public health and proper planning and sustainable development

- 6
- The developer shall pay the sum of € _____ updated at date of commencement of development, in accordance with changes in the Wholesale Price Index (Building and Construction Materials) to the planning authority as a contribution towards expenditure that was/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the council. The phasing of payments and the giving of security to ensure payment shall be
- Exempt
H.*

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agreed in writing with the planning authority prior to the commencement of development ~~of~~ *YT*

REASON It is considered reasonable that the payment of a contribution be required in respect of the 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

YT. 02/1/22

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Nicholas O'Keefe 18/1/12
Senior Executive Planner

Endorsed:

Quinn O'Connell
Administrative Officer

Order: A decision pursuant to Section 34 of the Planning and Development Act 2000 (as amended) to **GRANT PERMISSION & GRANT RETENTION** for the above proposal subject to the ⁽⁶⁾ condition(s) set out above is hereby made

5(4T.)

Dated 18th January, 2012

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Joan Coffey
Senior Planner

To whom the appropriate powers have been delegated by Order of the County Manager, dated 13/7/11