

RS/0203/7

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW17A/0034

CONTRIBUTION
Standard Levy:
€70,137
Open Space: AL
Other:
SECURITY:
Bond:
Cash:
Other:

Register Reference: FW17A/0034

Date of Registration: 15 March, 2017

Correspondence: Graham Ovenden, MCA Architects 4 Hanover Wharf, Asgard Road, Dublin 2.

Development: The development will consist of a single storey extension of 1,111 sq.m. to the north elevation to the previously granted planning application No. FW15A/0135 for use as mechanical plant space together with the re-alignment of an existing campus loop road, the addition of a new exit door to the west elevation, and the relocation of an existing exit door to the north elevation together with associated site works.

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

Applicant: ADSIL

Application Type: Permission

Zoning: 'HT' – The objective of which is to 'Provide for office, research and development in high technology/ high technology manufacturing type employment in a high quality built and landscaped environment'

Planning Officers Report:

EM/AF

Report of the Planning Officer dated 8th May 2017.

This is an application by ADSIL for PERMISSION for development which will consist of a single storey extension of 1,111 sqm. to the north elevation to the previously granted planning application No. FW15A/0135 for use as mechanical plant space together with the re-alignment of an existing campus loop road, the addition of a new exit door to the west elevation, and the relocation of an

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existing exit door to the north elevation together with associated site works at the Hexagon Building, IDA Blanchardstown Business & Technology Park, Snugborough Road, Blanchardstown, Dublin 15.

Zoning

The subject site is located in an area which is zoned 'HT', i.e. 'provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment, ' in the Fingal Development Plan 2017-2023.

Description of Site and Surroundings

The proposed development is located within the curtilage of, and adjoins, an established unit which serves as a 'data hall' on a site of stated area, 0.2296 ha. Specifically, the proposed development is located on the north eastern side of the existing building which is in turn in the north western portion of the overall site within the Blanchardstown IDA Industrial Estate. The existing unit on site is a rectilinear industrial unit of stated maximum height, 23,200 mm, length, 151,085 mm and width of 51,115 mm, and is finished in grey colour metal wall panel. The subject building is aligned approximately in a north westerly/south easterly direction.

A 26 metres wide wayleave for a 100kV power line adjoins, and partially incurs upon, the subject site on the northern site, and runs in a north easterly/south westerly direction.

A six metre wide wayleave runs in a north easterly/south westerly direction to the south east of the subject site, and does not incur upon the subject site.

A large existing building is located to the immediate south east of the subject data hall.

Proposal

This is an application for a proposed flat roofed extension to the existing data hall of stated floor area, 1,111 sqm, and located to the north of the subject site, and on northern side of the existing industrial development immediately to the south. The proposed extension is a stated 100,675 mm long, 12,175 mm wide and 10,295 mm high.

Relevant Planning History

The following recent planning history is relevant to the subject site:

Reg. Ref. FW15A/0135

This was an application by ADSIL for permission for a new 2-storey building for use as electrical rooms for electronic operations, together with mechanical plant rooms, a double vehicle loading bay and ancillary workshops. Included within the building are associated offices, staff facilities at ground floor level and at mezzanine level. The gross total floor area of the proposed development is 16,065 sqm.

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The development will include external roof top air handling units and roof level louvered plenum which will also act as a screening to the roof plant.

Other ancillary works comprise (1) new diesel fuel storage; (2) new water storage tanks and pump house; (6) enlarging of existing water tank pump house; (3) new electrical transformer compound; (4) the construction of new site roadways; (5) car parking for 27 cars; (7) new gate entrance and security hut; (6) new boundary structures comprising of fencing to the north and west site boundary and fencing on a retaining wall to the south site boundary; and (7) associated structures and landscaping works over the enlarged site. Final permission was granted on the 12th January 2016.

Submissions/observations

No submissions or observations have been received related to the proposed development.

Reports

Environmental Health Officer's (i.e. EHO)

This report states that the proposed development is acceptable to the EHO.

Water Services

This report states that the proposed development is acceptable subject to condition to the Council's Water Services Section.

Irish Water Services

This report states that the proposed development is acceptable subject to condition to Irish Water.

Transportation

This report states that the proposed development is acceptable to the Council's Transportation Section given the proposed development represents no intensification in processes on site.

Pre-planning

Pre-planning discussions occurred related to the proposed development which addressed;

- The nature of the proposed works on site.
- Stated that finishes should be in line with existing adjoining development.
- The proposed should incorporate suitable landscaping.
- An acoustic report will be submitted with the planning application.
- The application shall include a letter from the electricity provider agreeing to the nature of the proposed arrangement.

Assessment

The principle of the proposed development as an extension to an existing industrial development on site is acceptable within an area with zoning objective 'HT' i.e. 'provide for office, research and

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development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment, ' in the Fingal Development Plan 2017-2023.

The proposed extension is to have a design and format which aligns with the existing industrial building on site i.e. rectilinear format, sheet metal facing, and grey exterior design.

Landscaping for the proposed development on site will assist in the assimilation of the proposed development within its industrial environment.

Way leave for electricity lines

The application contains an email, dated the 6th March 2107, from ESBI to the applicant regarding the impact of the proposed development on the wayleave for electric power lines located to the immediate north of the subject development. This letter states that the proposed development is acceptable to ESBI subject to requirement as follows,

'Based on the above ESB would have no objection to the Proposed Building however as previously and below a large amount of care will be required when constructing the building in close proximity of the 110kV Line...we are outlining above that technically the building design meets with the required electrical safety clearances but as outlined at the meeting (07/03/17) this has to work in tandem with the constructability of the design. Therefore, all elements of this design should be confirmed i.e. Technical design requirements, Constructability, Outage Requirements, etc. as whole prior to confirm that the proposed extension is technically acceptable.

Appropriate Assessment

Having regard to the nature of the proposed development and the location of the subject site and/or proximity to the nearest European site no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Conclusion

The proposed development is in keeping with the existing development on site, and it is considered that it will not detract significantly from the visual or general amenity of the adjoining properties or area. The proposed development is therefore considered to be in accordance with the proper planning and sustainable development of the area.

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RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the **PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED**, subject to the following (11) condition(s):-

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. That all external finishes harmonise in colour and texture with the existing premises on site.

REASON: In the interest of visual amenity.

3. Apart from the development authorised by this permission, the development shall be carried out and completed in accordance with the terms of previous overall permission relating to this site, in particular permission granted under Reg. Ref. FW15A/0135, and any agreements entered into thereunder, insofar as applicable.

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

4. a. Prior to the commencement of development, the applicant shall submit to the Planning Authority an approved SuDS (Sustainable Drainage System) based surface water drainage proposal, including design calculations, following the principles of, and in compliance with, the Greater Dublin Strategic Drainage Study (i.e. GSDS) Regional Drainage Policies, Volume 2, New Development, August 2005.
b. No surface water/rainwater shall discharge into the foul sewer system under any circumstances.
c. The surface water drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' Fingal County Council, April 2006.

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

5. Prior to the commencement of development on site, the applicant shall demonstrate that the proposed extension and all elements of design i.e. Technical design requirements, Constructability, and Outage Requirements and its impact on the 26 metre wayleave for power lines to the immediate north and north west of the proposed development concur with the requirements of ESB Networks.

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

6. Where the applicant proposes to connect to a public water/waste water network operated by Irish Water, the applicant must sign a connection agreement with Irish Water, prior to the commencement of the development.

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

7. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of works on the subject site.

REASON: To protect the amenities of the area.

8. That all public services to the proposed development, including electrical and telephone cables and associated equipment, be located underground throughout the entire site area.

REASON: In the interest of amenity.

9. Site development and building works shall be carried out between the hours of 08.00 to 19.00 Mondays to Friday's inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays unless otherwise agreed in writing with the Planning Authority.

REASON: In order to safeguard the amenities of property in the vicinity.

10. The proposed extension shall remain ancillary to the use of the unit as a Datahall and shall not be sold, leased or otherwise separately used.

REASON: To clarify the extent of the permission.

11. The developer shall pay the sum of € 70,137.00 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the Planning Authority as a contribution towards expenditure that was and/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 provision of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

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 which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

Note on above Condition:

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Please note that with effect from 1st January 2014, Irish Water are now the Statutory Body responsible for both water and waste water services (excluding surface water). Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. A separate charge will be levied by Irish Water in relation to the provision of water and/or wastewater treatment infrastructure and connections to same. Further details are available on the Irish Water website www.water.ie, Tel. (01) 6021000.

Note:

1. The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.
2. In the interests of Public Health and Environmental Sustainability, Irish Water capacity infrastructure requirements and proposed connections to the Water and Waste Water infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

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COMHAIRLE CONTAE FHINE GALL

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Harry McLaughlin
Senior Executive Planner
09/05/17

Endorsed:

Fatima Kennedy
Administrative Officer 9.5.17

Order: A decision pursuant to Section 34 of the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED to GRANT PERMISSION for the above proposal subject to the (11) condition(s) set out above is hereby made.

Dated 9th May, 2017

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Paul Craigie
~~Director of Services~~ Senior Planner

Thereunto empowered by order of the Chief Executive, Fingal County Council C.E. No. 6210 dated 5/6/17 delegating to me all his powers, functions & duties in relation to the council of the County of Fingal in respect of this matter.