

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDERS

Reg Ref. FW10A/0099

Register Reference: FW10A/0099

Date of Registration: 25 June, 2010

Correspondence: Clifton Scannell Emerson Associates FAO F
Castledawson Avenue, Blackrock, Co Dublin

CONTRIBUTION	
Standard Levy	
No Increase	
in floor area	
Open Space	
Other	My
SECURITY:	
Bond	
Cash	
Other	Fencran.

Development: Permission 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

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

Applicant: Hexagon Partnership

Application Type: Permission

Zoning: 'ST' - The objective of which is 'To facilitate opportunities for science and technology based employment'

Planning Officers Report:

LM/PF

Report of the Planning Officer dated the 09th August 2010

This is an application for PERMISSION to refurbish the existing Hexagon manufacturing facility, to construct screening of mechanical plant and to carry out ancillary site works at IDA Blanchardstown Business & Technology Park, Snugborough Road, Dublin 15 for Hexagon Partnership.

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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 with substantial semi-mature trees along the boundary of the site. The building has been subdivided into 5 units. Two of these units appear to be in use at present.

Proposal

The current proposal proposes

Permission 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.

Submissions/Observations

None received.

Pre planning:

A pre planning meeting was held with the area planners on the 17/05/10. It was outlined that the building has a use as a light industrial unit and the proposed use as electrical and electronic operations is considered to be acceptable. Additional landscaping would be required, permission would be needed for the additional units but overall the proposal is acceptable in principle.

Relevant Planning History

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

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Water and Drainage Department No objection subject to conditions relating to foul water and water supply Insufficient information relating to surface water Given the information requested, it is considered that this could be conditioned

Transportation Department: Additional information requested regarding car parking

Parks: Requested that submission of an on-going and detailed maintenance scheme for the site to ensure long term care for the area is required

EHO: No report received, however the requirement of the EHO will be conditioned

Relevant Policy in Development Plan

The site of the proposed development is zoned 'ST' the objective of which is to "*Facilitate opportunities for science and technology based employment*"

Assessment

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

Principle

The principle of refurbishment of the building and inclusion of air handling and chiller units (which are vital to the proposed occupants business) which are screened is considered to be acceptable given the "ST" zoning objective on the subject site

Layout & Design

The proposed development consists of the following

- 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

It is proposed to locate 12 no air handling units along the western side of the building, 2 no chillers are to be located to the west of each AHU The screening will be located along 65m of the exterior of the building This entire area is to be enclosed with louver screening to reduce the visual impact of these units The height of these screens is 9.51m The louvers are divided into three sections by way of Kingspan cladding which is also on the top on the cladding, this helps to break up the mass of these louver screens which is welcomed

- Construction of a generator compound to the North East of the site, linked to the existing facility by an overhead cable service bridge

The generator compound is to be located at the very end of the cul de sac, in an area that is currently grassed and accommodates a fuel/storage tank This generator compound will accommodate 3 no blocks of generators, a total of 19 no generators The generators are 3m in height and are in blocks of 30m-35m An overhead service bridge is also to be located providing access from the building to the generator compound The length of the bridge is 42.5m and will be 5.5m above ground level The generator compound is to be surrounded by a 2.4m high palisade fencing

- The rehabilitation and extension of an existing screening to new mechanical plant on the single storey roof of the existing facility

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The internal modifications consists of 6 no electrical and electronic operations rooms, the finish floor level of these rooms s to be increased from 79 76m to 80 96m, a workshop, associated offices, meeting room, canteen and lobby It is also proposed to remove the fire exit and include a fire exit with ramp for impaired personal, this ramp is to be located on the south eastern elevation

- The construction of a temporary external single storey structures
4 no temporary modular structures are to be located to the south east of the building The floor area of these buildings is 175 5sqm each These structures are 5m in height and accommodate 5 no electrical and electronic operations rooms at ground floor and a large single electrical & electronic operations room on the mezzanine level

Transportation issues

The applicants have state that the existing building was designed to accommodate up to 1500 employees, the proposed refurbishment to the existing single storey facility will require c 20 staff members The hours of operation will be 24 hours a day 7 days a week Production at the facility will be carried out over 3 shifts

Shift 1 07 00-15 00 15 no staff on weekdays and 5 no staff at weekends

Shift 2 15 00-23 00 7 no staff on weekdays and 5 no staff at weekends

Shift 3 23 00-0 700 7 no staff on weekdays and 5 no staff at weekends

Traffic calming measures are proposed on the Green Road, reside platforms are proposed through the site

The Transportation Department have stated the following *"The existing development has 303 parking spaces It is proposed to reduce this to a total of 156 spaces 116 spaces will be retained for the existing facility this is less than half of the existing parking spaces The proposed development will only have a maximum staff level of 20 personnel These personnel will work shift hours and consequentially will have no impact on peak traffic as the shifts operate outside peak times There is an overall reduction in the parking demand and the generated traffic from the overall development The future Metro West will provide a significant public transportation link for the development There are also 80 bicycle parking spaces provided in the overall development "*

The Transportation Department have requested additional information relating to the car parking However the Planning Authority is of the opinion that the existing structure as granted permission under reg ref F06A/0928 is a light industrial unit which accommodates the following

Unit 1 2651 1sqm light industrial unit

Unit 2 2409 4sqm light industrial unit

Unit 3 1642 1sqm light industrial unit

Unit 4 976 7sqm office space

Unit 5 505 4sqm light industrial unit

Therefore a total of 7208sqm of light industrial and 976 7sqm office space

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The proposed application relates to c 4058sqm of light industrial floor space with the majority of it being used for electrical and electronic operations rooms and Air handling units The new development will employ a maximum of only 20 people and 40 no spaces have been provided for this section of the building It is therefore considered that the car parking standards in this instance is acceptable

The remainder of the building will be c 3140sqm of light industrial floor space and 976 7sqm of office space Therefore remainder of the building requires a total of 128 spaces A total of 116 spaces are proposed and will be retained in order to serve this portion of the building, this is considered to be acceptable This is shortfall of 12 is not considered to be significant and given the proposed bicycle parking and existing and proposed public transport links plus the over supply (20 spaces) of car parking spaces provided for the proposed development, the proposal is considered to be acceptable in principle

However it must be noted that any future change of use application and/or extension to the building shall require additional car parking provision provided within the site to meet the standards of the relevant County Development Plan

Conclusion:

The proposed development and internal renovation of the structure for use as an electrical and electronic operations rooms and associated uses is considered to be acceptable given the "ST" zoning on the subject site

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000-2006, subject to the following (7) condition(s) -

Conditions and Reasons

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

REASON To ensure that the development shall be in accordance with the permission

- 2 The portion of the permission relating to the 4 no temporary modular structures shall be valid for a period of three years from the date of the grant of planning permission If the temporary modular structures are no longer required on or before this period the temporary modular structures shall be removed from the site and the site reinstated to its former condition unless their continued use is approved by reason of a future planning permission

REASON In the interest of proper planning and development

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- 3 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development

REASON In the interest of public health

- 4 a) The landscaping plan submitted on the 25/06/10 drawings no 10_072_2018 shall be carried out in full no later than the first planting season after the first occupation of the building
b) Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority and the Parks Department of Fingal County Council an on- going and detailed maintenance scheme for the site to ensure long term care for the area

REASON To ensure the landscaping is carried out within the reasonable time and in the interest of visual amenity

- 5 The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Water Services Department of Fingal County Council and the Planning Authority. Prior to the commencement for development the applicants shall submit for the written agreement of the Planning Authority and the Water Services Department of Fingal County Council the following

Surface Water

a Attenuation tanks do not address the water quality, amenity or habitat enhancement requirements of the GDSDS. Therefore in order to ensure that this development is sustainable, a more suitable means of attenuation than the proposed Storm Tech tanks shall be considered. Full details of the revised proposal shall be submitted.

b The applicants shall submit details indicating the location of the proposed bypass petrol interceptor

c All surface car parks with the provision for 10 spaces or more shall be fitted with a Class I Light Liquid Separator, in accordance with the latest version of European Standards prEN 858 Parts 1 & 2, and shall be installed at suitable location on the private drainage system before discharging to the surface water drainage system. The submitted Drawing No 10_072_2007 of the existing surface water drainage layout does not show any petrol interceptors. If this is the case, the upgrade of the existing surface water network shall be proposed. Full details of the proposal shall be submitted.

d The applicants shall submit details/documentation outlining how the proposed in-line spill bund is to function

e The applicants shall submit details of the revised proposal for petrol and/or oil bulk storage on site, including fuel storage requirements for the proposed generators

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f All oil or chemical storage tanks shall be bunded, secure and located away from any surface water drains

g All storage tanks for fuel, chemicals and solvents shall be surrounded by a bund capable of retaining 110% of the volume of the largest single tank within the enclosed area. The bund shall be impermeable and shall retain any spillages from the intake or outlet pipe. Steps shall be taken to ensure that accidental spillages can be contained on site and not allowed to escape to nearby water courses or surface water sewers. Rainwater shall be removed by pumping to ensure that the full containing volume is always available.

h All barrels and containers shall be stored in a bunded area. The bund shall be impermeable and shall contain any spillage from barrels or containers. All spillages shall drain to a sump within this bunded area.

i All surface waters from areas where it is likely to be contaminated shall be discharged to the sewer separately from the process effluents. Other uncontaminated surface water from roofs, car parks and grassed area shall be directed to surface water drainage.

j The applicant shall submit acceptable calculations of attenuation storage volumes.

k The applicant shall clarify on precise temporality of four proposed temporary modular structures.

REASON In the interests of public health and in order to ensure adequate drainage provision.

6 That no advertising sign or structure be erected except those which are exempted development, with out prior approval of the Planning Authority or An Bord Pleanala on appeal.

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

7 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 agreed in writing with the planning authority prior to the commencement of development.

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

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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

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M. Mc Aleer 10th Aug 2010
Senior Executive Planner

Endorsed:

M. Galvin 10/8/2010
Administrative Officer

Order: A decision pursuant to Section 34 of the Planning and Development Act 2000 (as amended) to **GRANT PERMISSION** for the above proposal subject to the(7) condition(s) set out above is hereby made

Dated 10th August, 2010

John Coffey
Senior Planner / Senior Executive Officer

To whom the appropriate powers have been delegated by Order of the County Manager, dated

23rd April 2007.