

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg. Ref.: FW12A/0024

Register Reference: FW12A/0024

Date of Registration: 15 March, 2012

Correspondence: Roger Dowley, Clifton Scannell Emerson & Associates Seafort Lodge, Castledawson Avenue, Blackrock, Co Dublin

Development: Refurbish the existing two storey Hexagon manufacturing facility The proposed works will consist of the following

- 1 Construction of new louvre facade to replace sections of existing glazing and brick facade to all four sides of the building elevation
2. The internal works to the two storey facility and basement will consist of 12 no. rooms for electrical and electronic operations, workshop, offices and staff welfare area
- 3 Re-roofing to the entire existing flat roof area of the two storey facility to include the installation of extractor fans and associated louvre clad housing

Location: Hexagon Manufacturing Facility, IDA Blanchardstown & Technology Pk, Snugborough Road, Dublin 15

Applicant: Hexagon Partnership

Application Type: PERMISSION

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

Planning Officers Report:

YmcM/MmcG

Report of the Planning Officer typed 3rd May 2012

This is an application for **PERMISSION** to refurbish the existing two storey Hexagon manufacturing facility The proposed works will consist of the following.

- 1 Construction of new louvre façade to replace sections of existing glazing and brick façade to all four sides of the building elevation
- 2 The internal works to the two storey facility and basement will consist of 12 no rooms for electrical and electronic operations, workshop, offices and staff welfare area
- 3 Re-roofing to the entire existing flat roof area of the two storey facility to include the installation of extractor fans and associated louvre clad housing

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At Hexagon Manufacturing Facility, IDA Blanchardstown Business and Technology Park, Snugborough Road, Dublin 15 for Hexagon Partnership

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 Ballycoolm Road. Currently works are taking place on site regarding the recently granted 110kV station.

Proposal

The current proposal proposes

- 1 Construction of new louvre façade to replace sections of existing glazing and brick façade to all four sides of the building elevation.
- 2 Internal works to the two storey facility and basement to consist of 12 no rooms for electrical and electronic operations, workshop, offices and staff welfare area
- 3 Re-roofing to entire existing flat roof area of the two storey facility to include installation of extractor fans and associated louvre clad housing

Submissions/Observations

None received within statutory timeframe

Pre-Planning

Pre-planning took place to discuss a number of planning applications on this site.

Relevant Planning History

FW11A/0118 – Planning permission **Granted** for the installation of boundary fencing/railings and access gates, new security hut and upgrading of the site security system to include red-wall system, CCTV, public lighting poles and associated underground services to the Hexagon site

FW11A/0113 – Planning permission and Retention permission were **Granted** for 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

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:

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- 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 report to date

Relevant Policy in Development Plan

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

It is considered that the main issues to be assessed in the current planning application are. Principle of the proposal, layout and design, transportation and car parking.

Principle

The principle of the proposal is acceptable as it comprises ancillary uses to serve the existing use on site, with associated changes to elevations and re-roofing of the flat roof area of the two storey facility to accommodate extractor fans

Layout & Design.

The two storey facility comprises basement, ground floor, first floor and roof plans

Basement: 4 no new electrical rooms are proposed at basement level.

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Ground Floor. 2 no. new data halls are proposed (740 sq m & 1005 sq m); new meeting room, electrical room, offices, workshop, meeting rooms, toilets and storage areas.

First Floor: 3 no new data halls proposed (722 sq m, 725 sq m, 884 sq m), offices, toilets, canteen

Roof Plan: re-roofing of flat roof to accommodate proposed extractor fans (2.5m x 2.5m x 2.5 high), proposed roof lights (1.8m x 1.8m)

Elevations: new louvre façade to replace sections of existing glazing and brick façade to all four sides of the building elevations

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 proposed development.

Summary

The proposed development complements the existing uses on site, by providing new data halls, electrical rooms, offices, workshops etc within the existing two storey facility. Externally, the new white louvre cladding and new brick façade will improve the external appearance of the facility. The proposed development is considered to be acceptable given the "GE" zoning of the site and having regard to the existing uses on site.

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** 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 carried out in its entirety in accordance with the plans, particulars, specifications, and information 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 the requirements of the Principal Environmental Health Officer shall be ascertained and strictly adhered to in the development

REASON: In the interest of public health

- 3 No additional signage, structures, advertising devices or illuminations shall be erected anywhere on the site, without a further prior and specific grant of planning permission.

REASON. In the interest of visual amenity and the proper planning and development of the area.

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- 4 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, in particular:
- (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) No surface water /rainwater shall discharge into the foul sewer system under any circumstances
 - (d) 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.
 - (e) All water fittings and installations shall incorporate best practices in water conservation
 - (f) 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

- 5 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

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

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Nicholas O'Brien 3/1/12
Senior Executive Planner

Endorsed:

Michael Galvin 4/5/2012
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 ~~(5)~~ condition(s) set out above is hereby made.

(4) My

Dated

4th May, 2012

Jane Coffey
Senior Planner

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

29/3/2012