

PB/0259/13
COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Reg. Ref.: FW13A/0067

Register Reference: FW13A/0067

Date of Registration: 21 June, 2013

Correspondence: Stephen Moylan Kavanagh Tuite Architects, 9 Clonskeagh Road, Dublin 6

CONTRIBUTION	
Standard Levy:	€1,713,964.
Open Space:	My
Other:	
SECURITY:	
Bond:	
Cash:	
Other:	Thomas Mills,

Development: Permission for a development that will consist of a new 2-storey building for use as electrical rooms for electronic operations, mechanical plant rooms, a double vehicle loading bay, ancillary workshops, and including within the building office and staff facilities, part at mezzanine level over ground floor level. Total plan area 20,995 sq.m. The will include external roof top air handling units with associated visual screening. Other ancillary works comprise (1) diesel fuel storage, loading stance and pump house; (2) water storage tanks and pump house; (3) the construction of new site roadways (4) carparking for 44 cars; (5) new boundary structures comprising fencing on north west site boundary and fencing set back from the southwest and southeast site, boundaries; and (6) associated structures and landscaping works over the enlarged site.

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

Applicant: Adsil

Application Type: Permission

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

Planning Officers Report:

LM/BMcC

Report of the planning officer dated 12th August 2013.

This is an application for **PERMISSION** for a development that will consist of a new 2-storey building for use as electrical rooms for electronic operations, mechanical plant rooms, a double vehicle loading bay, ancillary workshops, and including within the building office and staff facilities, part at mezzanine level over ground floor level. Total plan area 20,995 sq.m. The will include external roof top air handling units with associated visual screening. Other ancillary works comprise (1) diesel fuel storage,

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loading stance and pump house; (2) water storage tanks and pump house; (3) the construction of new site roadways (4) car parking for 44 cars; (5) new boundary structures comprising fencing on north west site boundary and fencing set back from the southwest and southeast site, boundaries; and (6) associated structures and landscaping works over the enlarged site at the Hexagon Building, IDA Blanchardstown Business & Technology Park, Snugborough Road, Dublin 15 for ADSIL.

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. There is substantial mature planting around the eastern and northern boundaries of the site. The area proposed for construction is the grassed area to the front of the main building and 110 kV substation. Currently there is ongoing works taking place on site associated the previous permissions on site.

Proposal

The current proposal proposes: Planning retention application for minor adjustments to the 110kV electricity substation as granted planning permission on the 18th January 2012. Planning Reference Number: FW11A/0104. The substation is located in IDA Blanchardstown, Business and Technology Park, Snugborough Road, Dublin 15. The work consists of the following:

1. Adjustment of substation compound levels between Phase 1 and Phase 2 of the development.
2. Increase in length of the substation compound.
3. Increase in height of the parapet of the control building within the substation compound (Control Building No. 1)
4. Adjustment to the transformer bay area due to the addition of a third transformer bay.
5. Increase in size and repositioning of the client control building (Control Building No. 2).

Submissions/Observations

None received within statutory timeframe.

Pre-Planning

Pre planning was had with the area planner and the proposal was considered to be acceptable in principle subject to a full assessment.

Relevant Planning History

FW12A/0083: Planning permission was granted for retention for minor adjustments to the 110kV electricity substation as granted planning permission on the 18th January 2012. Planning Reference Number: FW11A/0104. The substation is located in IDA Blanchardstown, Business and Technology Park, Snugborough Road, Dublin 15. The work consists of the following:

1. Adjustment of substation compound levels between Phase 1 and Phase 2 of the development.
2. Increase in length of the substation compound.

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3. Increase in height of the parapet of the control building within the substation compound (Control Building No. 1)

4. Adjustment to the transformer bay area due to the addition of a third transformer bay.

5. Increase in size and repositioning of the client control building (Control Building ANo. 2)

FW12A/0024: Planning permission was granted to 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.

FW11A/0118: Planning permission was granted for permission 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 as granted for the retention of the existing Generator Building, fuel loading area and compound to the North East of the Hexagon site & Construction of an extension to the existing Generator Building to the North East of the Hexagon site.

FW11A/0104: Planning permission was granted for, excavation and fill of the proposed 110kV substation site to formation level, diversion of existing services and construction of a stoned compound area, construction of a substation control building within the compound area for the 110kV substation, construction of two number transformer bays and control building for the transformers to the north of the existing Hexagon facility with a 2.4m high powder coated perimeter palisade fence, construction of a 4m wide concrete access road within the compound area and fencing of the compound area, construction of a car parking compound for users of the substation, installation of all substation structures within the developed compound area, installation of 1 no. line interface mast and 2 no. down masts within the adjoining IDA lands to the north west of the Hexagon facility and installation of a 2.4m high powder coated perimeter palisade fence to the AIS substation.

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

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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 received to date.

Parks: No objection subject to conditions.

Environment: No objection subject to a condition.

Relevant Policy in Development Plan

The subject site is zoned 'GE' General Employment under the 2011-2017 County 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

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

Principle

The site is zoned for 'GE' general employment and uses. The proposed data hall is considered to be consistent with the zoning provisions of this zoning objective and the Development Plan subject to full planning assessment.

Design/Layout

The proposed development is to take place to the southwest of the existing and operational partially operational Data hall within the previously extended Hexagon Building. The main entrance of the IDA Park is located directly to the south of the subject site. The area where works are proposed is currently grassed with semi mature and mature planting and trees along the southeastern and southwestern boundaries. The structure is roughly rectangular in shape with a floor area of 20995sqm. The maximum height of the structure inclusive of roof screens is 19m, the structure is a flat roof structure with a parapet. The ground floor comprises of c.11 no. electrical rooms, 2 no. generator rooms, 2 no. data halls, loading bay, office area (at ground and mezzanine levels) with associated welfare facilities, the first floor comprises of 8 no. data halls. The roof will accommodate plant, all of which is indicated as being lower than the perimeter screens. The length of the structure is punctuated with stairwells on the

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northeastern elevation. The external finishes comprise of different coloured metal wall panels and glazing will help to break up the mass of the building.

A diesel fuel storage is proposed on the southeastern side of the building, this is to be located within a bunded area, a fuel unloading bund area is also located on the northeastern side of the site. Water storage tanks and a pump house are proposed on the eastern corner of the building. The pump house is a 4.29m high flat roofed structure. A smoking shelter is also located between the existing and proposed parking areas between the two buildings on the overall site. This structure is 2.45m in height and is open on one side and is finished in timber sheeting. The proposed building is to be surrounded by an internal vehicular route, this vehicular route is c.6.5m in width.

Whilst the structure is quite large, having regard to the location of the site, the existing buildings in the area, the proposed finishes and the existing and proposed supplementary planting and landscaping, the proposed development is considered to be acceptable from a visual perspective.

Boundary treatment

A boundary treatment plan has been submitted as part of the planning application. It indicates a 2.4m high security fence along the northwestern and southwestern sides of the site. A 2.4m high palisade fence is proposed along the southern corner and the southeastern side of the site. Given the nature of the use of the building, security is paramount and having regard to the level of existing and proposed planting, the proposed boundary treatment is considered to be acceptable.

Landscaping

The planning application has been accompanied by a tree survey and landscaping plan. A number of trees within the site have to be removed as part of the overall development. However it is critical to note that the existing planting along the eastern and southern boundaries are to be maintained and in some areas supplemented by additional planting. This planting provides significant screening for the overall development and is crucial that is protected during the construction phase. Tree protection details have been included. A report has been received from the Parks Division of Fingal County Council, which has no objection to the proposed development subject to a number of recommended conditions.

Residential Amenity & Noise:

The nearest residential development is located c. 230m to the northwest of the subject site. The entire subject site adjoins industrial lands. A noise survey has been submitted with the planning application. The survey states the following, the predicted noise level from the day to day site operations are in the range of 29 to 38dB L_{aeq},15min. The predicted noise levels comply with the adopted criterion in all instances. The worst case BS4142 rating level associated with the proposed noise sources is in the order of 0dB and therefore noise complaints would not be expected at these locations.

Transportation

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transportation section states the following: 'The proposed development is for a data-hub consequently the parking is less than industrial us. There is provision of 91 parking spaces in total for the existing and proposed uses. This is acceptable to the Transportation Planning Section. Consequently the Transportation Planning Section has no objection to the proposed development.' This is noted.

Appropriate Assessment

Screening for appropriate assessment has been carried out as part of the supplementary information included within the planning application. The screening has resulted in no significant effects to the North Dublin Bay European Sites which represents the only European sites occurring within the potential sphere of influence of the subject site. Having regard to the nature of the proposed development and/or nature of the receiving environment 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

Having regard to the nature of the facility and the location of the site within GE zoned lands, the proposed works are considered to be acceptable subject to the following conditions.

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000-2010, 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, specifications, and information lodged with the application on 21st June 2013, 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. Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority all elevational details and finish floor levels of the proposed buildings.

Reason: In the interest of visual amenity.

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3. The proposed development shall function as a Data Hall/Warehousing. There shall be no sub-division or amalgamation of the buildings on site without prior planning approval.

Reason: In the interest of clarity.

4. No additional lighting, signage, structures or advertising devices shall be erected externally on the building or 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.

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

Reason: In the interest of visual amenity.

6. Prior to the commencement of development the applicant shall submit for the written agreement of the planning Authority the following:

i) Details of root protection areas for all trees being retained. The plan shall state that the root protection areas will be fenced off prior to commencement of construction, and that hand digging and/or hole tunnelling will be the only types of trench excavation that will take place within the root protection areas. This document shall be provided in accordance with BS5837:2012, Trees in Relation to design, demolition and construction – Recommendations.

ii) A detailed landscape plan. The plan shall include a full specification with species, size, quantities, spacing, and planting locations. The plan shall also include some long lived parkland trees.

iii) Details shall show how the visual impact associated with the removal of trees from tree group 1 and including crown raising, and the installation of a 2.4m palisade fence will be mitigated.

iv) The applicant shall lodge a tree bond of €5,500 to ensure the protection and retention of trees on site.

Reason: In the interest of visual amenity.

7. a) Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a Construction and Demolition Waste Management Plan. The plan shall be prepared with reference to 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' – Department of the Environment, Heritage & Local Government (2006). The plan shall provide information on the management of all construction and demolition waste arising on-site and shall provide details on the provision for re-use of

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said material and/or recovery/disposal of this waste using authorised facilities and authorised collectors.

b) The applicant or an agent acting shall ensure that all hauliers of waste hold a valid waste collection permit for the waste material collected from the site and that the waste material is delivered to authorised waste recovery/disposal facilities.

Reason: In the interest of sustainable waste management.

8. Prior to the commencement of development, the applicant for the written agreement of the Planning Authority the following:

i) details outlining how it is proposed to protect and retain tree groups 1 & 2 and trees numbered 475 – 481, 484, 488, 489, 490 during construction. The information shall include: a tree survey, a tree constraints plan, an arboricultural impact assessment, an arboricultural method statement and a tree protection plan. These documents should be provided in accordance with BS5837:2012, Trees in Relation to design, demolition and construction – Recommendations.

ii) details of the impact of the removal of a section of surface water drain on the roots of trees numbered 484, 490 and 487. The applicant shall demonstrate how the removal /decommissioning of a section of existing surface water drain can be achieved without resulting in a negative impact on trees numbered 484, 490 and 487, and how this will comply with the Tree Protection Plan.

iii) detailed landscape plan. The plan shall include a full specification with species, size, quantities, spacing, and planting locations and some long lived parkland trees.

iv) details to show how the visual impact associated with the removal of trees from tree group 1 and including crown raising, and the installation of a 2.4m palisade fence will be mitigated.

v) a tree bond of €5,500 to ensure the protection of trees to be retained on site.

Reason: In the interest of tree protection and visual amenity.

9. The applicant is required to engage the services of a suitably qualified archaeologist to monitor all topsoil stripping associated with the development.

Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation in situ, and/or excavation). The applicant shall facilitate the archaeologist in recording any material found.

The Planning Authority and the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places,

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caves, sites, features or other objects of archaeological interest.

10. Foul Sewer:

i) No foul drainage shall discharge into the surface water system under any circumstances.

ii) The foul drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006 or the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Dwellings (October 2009) whichever is applicable.

Surface Water:

iii) No surface water/ rainwater shall discharge into the foul sewer system under any circumstances. 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.

Water Supply:

iv) All commercial units shall have individual metered supplies with 24 hour storage.

v) All hydrants shall be 6 metres from a building and the absolute maximum distance any part of a building can be from a hydrant is 46 metres.

vi) All water fittings and installations shall incorporate best current practices in water conservation.

vii) The water supply for the development shall comply with the 'Guidelines for Drinking Water Supply' FCC February 2009 Revision 1.

Reason: In the interests of the proper planning and sustainable development of the area.

11. The developer shall pay the sum of € 1,713,964 (one million, seven hundred and thirteen thousand, nine hundred and sixty four euro) 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.

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Neil Humphreys
Senior Executive Planner

Endorsed: M. Galvin 12/8/2013
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(10) condition(s) set out above is hereby made.

Dated 12th August, 2013

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Jean Coffey
Senior Planner

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

~~23/5/12~~ 29/3/2012.
my