

Comhairle Chontae Atha Cliath Theas

PR/0510/14

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD14A/0091 **Application Date:** 13-May-2014
Submission Type: New Application **Registration Date:** 13-May-2014

Correspondence Name and Address: Stephen Moylan, Kavanagh Tuite Architects
Terminus Mills, Clonskeagh, Dublin 6.

Proposed Development: Demolition of an existing single storey office building; construction of a new two storey extension (4,491sq.m.) to the existing DUB09 building for use as electrical rooms for electronic operations and mechanical plant rooms; works will include external roof top engineering plant with associated visual screening, revised levels of the existing site to facilitate the new extension and sundry associated works.

SA

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Financial Contribution	353,351.88
SECURITY	
Bond/CIF	
Cash	
TREEMOND	

Location: Existing Adsil Complex, Greenhills Road, Tallaght, Dublin 24.

Applicant Name: Adsil
Application Type: Permission

Description of Site and Surroundings:

Site Area: 5.16 Hectares.

Site Description:

The subject site outlined in red is located within an established Industrial Estate, at Greenhills Road, Tallaght. The site accommodates a recently refurbished warehouse building with associated boundary treatment, car parking and services. An ancillary single storey detached office building is located in the north west sector of the site and this forms the sector of the site which it is proposed to construct the building extensions.

The site is bound by industrial uses to the north, east and west. The open space of Bancroft Park adjoins the site to the south with Bancroft housing estate further south (c125m).

Site Visit: 29th May 2014.

Proposal:

- Demolition of an existing single storey office building, floor area 1,215sq.m.

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- Construction of a new **two storey extension** (approximately 17 metres in height at its highest point and inclusive of plant screening, measured from a point below existing ground level and 15.3 metres above ground level as viewed from Greenhills Road) with a floor area of 4,491sq.m. to the existing DUB09 building for use as electrical rooms for electronic operations and mechanical plant rooms. The extension will be connected to the main building by a pedestrian and service link bridge at first floor level, which connects to the existing building at ground floor level. The proposed finishes comprise a similar external cladding as the existing building on the site. The extension is industrial in design and aims to match the existing structures on the site.
- To include external roof top engineering plant (roof mounted external ventilation plant) and associated visual screening.
- Revised levels (to include a reduction in ground level of up to 2.65 metres) of the existing site to facilitate the new extension.

Environmental Impact Statement

EIS: Not required.

Zoning:

The site is subject to zoning objective EP2 – To facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks.

Tallaght Town Centre Local Area Plan 2006.

Consultations:

Environmental Services Department

Surface Water Drainage – No reply.

Waste Management – No objection subject to conditions.

Roads Section – No objections subject to conditions.

Parks and Landscape Services Department – No reply.

Environmental Health Officer - No objection subject to conditions.

Irish Water - No reply.

Foul Drainage – No reply.

Water – No reply.

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Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD12A/0048 – Grant Permission

*Construct a new GIS (Gas Insulated Switchgear) 110kV **electricity substation** and to carry out ancillary site works: (1) all necessary site works for construction of a concrete compound area to the southwest of the existing ADSIL facility; (2) construction of an ESB GIS substation control building within the fenced compound area; (3) construction of a client control building and a transformer bay to house two transformers within the compound area; (4) construction of a 6m wide concrete access road within the perimeter of the site area; (5) installation of all substation apparatus within the compound area and buildings.*

Decision: Grant permission subject to conditions.

Completed.

SD11A/0268 – Grant Permission

***Upgrade of existing boundary fencing/railings**; revised site entrance locations and layouts; new security hut and **upgrading of the site security system** to include red-wall system, CCTV, public lighting poles and associated underground services. Retention of a temporary 10MVA ESB substation of 31sq.m. facing onto Greenhills Road.*

Decision: Grant permission subject to conditions.

Completed.

SD11A/0116 – Grant Permission

***Retention for Phase 1 refurbishment of the existing warehouse** facility, to construct screening of mechanical plant, to carry out ancillary site works and construct ancillary site facilities to the site. The works under Planning Retention will consist of the following:*

(1) Phase 1 demolition of existing asbestos roof and replacement with new roof cladding; (2) the demolition of an internal proportion of the existing building to allow for a new internal access road to the loading bay and future mechanical air handling equipment. (3) the demolition of an existing external lean-to pallet storage facility to the west face of the building; (4) demolition of a section of existing single storey auxiliary office building to the west. (5) Phase 1 internal works to the existing facility consist of 6 no. rooms for electrical and electronic operations, Loading Bay, Workshop, Offices and Staff Welfare area; (6) Phase 1 construction of a single storey security facility to the North elevation of the existing building; (7) Phase 1 construction of new external wall cladding to a proportion of the North and West elevation of the building; (8) Phase 1 screening to external mechanical air handling equipment and stand-by generator units; (9) auxiliary sprinkler and storage water tanks, pump house and provision for a new oil storage tank.

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Permission for Phase 2 refurbishment of the existing warehouse facility, to construct screening of mechanical plant, to carry out ancillary site works and construct ancillary site facilities to the site. The proposed works under Planning Permission will consist of the following: (1) Phase 2 demolition of the existing asbestos roof and replacement with new roof cladding; (2) Phase 2 construction to complete new cladding to North, South, East and West elevations of the building; (3) Phase 2 construction of the plant screening to external Mechanical Air Handling and Stand-by Generator Units - the screen is to be constructed on the east, north, and west elevations of the facility; (4) Phase 2 internal works to the existing facility will consist of 24 no. rooms for electrical and electronic operations and Staff Welfare area.

Decision: Grant permission subject to conditions.

Completed.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

PP091/14 pre-planning 7th May 2014.

Applicant advised:

Red line boundary should include entire site.

Proposal should include sustainable drainage proposals.

Building height should respond to development in the vicinity.

Note Tallaght Town Centre LAP – re plot ratio.

Relevant Policy in South Dublin County Council Development Plan (2010-2016)

Policy EE6: Regeneration of Land for Employment Use

Policy EE9: Economic Clusters

Policy EE13: Appearance of Employment Priority Areas

Policy EE16: Enterprise Priority Areas and Sustainability

Policy EE 18: Road Layouts in Enterprise Priority Areas

➤ *Policy EE20: Enterprise Priority Two Zoned lands*

It is the policy of the Council that business parks should generally be laid out in an open parkland setting with a high level of landscaping that uses predominantly native plant species and which retains existing natural features such as trees, hedgerows and streams wherever possible. Provision should also be made for pedestrian/cycle paths.

Relevant Government Guidelines

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010).

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The Planning System and Flood Risk Management – Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for consideration are:

- Zoning,
- Council policy on enterprise and employment,
- Tallaght Town Centre Local Area Plan 2006,
- Visual impact,
- Access and parking,
- Services and drainage,
- Project Construction and Demolition Waste Management Plans
- Public Health Issues
- Appropriate Assessment.

Zoning

The site is located in an area zoned EP2, where it is the policy of the Council 'to facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks.'

It is noted that significant specialised alterations to the structure were permitted under the SD11A/0116 permission. The SD11A/0116 application form stated that the use is a 'data centre'.

Having regard to the nature of the proposal and the established use on site, subject to compliance with the relevant policies, standards and requirements of the County Development Plan 2010 – 2016, the principle of the proposed development is acceptable at this location.

Council Policy on enterprise and employment

The proposed use and design of the proposed development would be generally consistent with the 'Enterprise and Employment' policies and objectives of the County Development Plan 2010 – 2016.

Tallaght Town Centre Local Area Plan 2006.

The Tallaght Town Centre LAP 2006, sets out design parameters for this area of the County Town, known as the Airtown Precinct. The Plan accepts that the potential for high density employment is low in this area, the Plan states:

Section 4.2.8 Masterplan Outcome

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Higher intensity development within the area would not be in accordance with the principles of sustainable development whilst access to services and public transport is relatively poor. During the life of the Plan, the character of the area will not alter significantly, especially away from the major thoroughfares. These 'internal' areas will maintain their lower intensity industrial character. Further Mixed Commercial development along Airtion, Belgard and Greenhills Roads is encouraged to generate a greater level of street activity. This will also facilitate genuinely car dependent bulky goods type retail activities to locate in the Town Centre area without drawing cars into more intensively developed areas.

The LAP describes various safeguards in relation to plot ratio (ratio of gross floor area to site area) and height, this is detailed in Section 5.2.3, and graphically in Map 5.2.1 – Plot Ratio Threshold and Map 5.2.2 – Building Height Threshold. The plot ratio threshold for the site is 0.5:1 and the building height threshold is two storey.

The proposal, when combined with the overall development on the site will result in a stated site plot ratio of 0.44 (calculations below) and two storeys in height.

Proposed gross floor area = 4,491sq.m.

Existing gross floor area = 17,957sq.m.

Total gross floor area = 22,448sq.m.

Total site area = 51,600sq.m.

22,448sq.m. divided by 51,600sq.m. = 0.44 = **plot ratio** i.e. 0.44:1

This plot ratio and two storey height would comply with the objectives of the LAP.

Visual Impact

The proposal would extend the existing data storage activities on the site. It is noted that this building will appear higher than most other buildings in the vicinity (apart from Allen Removals warehouse which is approximately 17 metres in height), despite its two storey nature; this is as a result of the high degree of screening above roof level. Given the design and warehouse use of adjacent structures to the west at the Hibernian Industrial Estate and having regard to the pattern of development in the area and the scale of the proposal, it is considered that the scale of the proposed extension would not adversely impact on the visual amenity of the area and would accord with the industrial character and pattern of development in the area.

Access and Parking

The Roads Section raises no objection subject to conditions which relate to the requirement for a planning application in the event of a change of use and reinstatement of footpath and kerb details in accordance with register reference SD11A/0268. It is considered appropriate to attach

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these items as conditions and notes where relevant, in the event of a grant of planning permission.

Services and Drainage

No reply has been received from the Environmental Services Department or Irish Water. Notwithstanding this, it is considered appropriate to attach standard conditions.

Project Construction and Demolition Waste Management Plans

The Waste Management Section of the Council raises no objection to the submitted Project Construction and Demolition Waste Management Plan, subject to the attachment of a condition to do with monitoring the performance of the plan. It is considered appropriate to attach these items as conditions where relevant, in the event of a grant of planning permission.

Public Health Issues

The proposal is acceptable to the Environmental Health Department – subject to the following conditions that relate to environmental health concerns such as noise – construction and during operation and air – construction dust. It is considered appropriate to attach these items as conditions where relevant, in the event of a grant of planning permission.

Appropriate Assessment

The applicant has submitted an Ecology Report which concludes that the site contains no features of ecological interest. Furthermore, the report states that the development provides the opportunity to provide more efficient hydrocarbon interceptors on the site.

Being a proposal to construct an extension to an existing data storage facility on an existing serviced brown field site, the size and nature of the proposed development is also considered not to result in adverse impacts on the Natura 2000 network downstream of the site.

The Planning Authority's screening of the proposal therefore concludes that negative impacts on the Natura 2000 network are unlikely and a full Appropriate Assessment is not required on this occasion.

Other Considerations

Development Contributions

Total floor area available for assessment = **4,491sq.m.**

No new car parking spaces are proposed.

The 40sq.m. extension allowance does not apply in this case, as the existing structure has been previously amended.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Warehouse	4,491 (exist 17,957)
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	5.15

Conclusion

Having regard to the 'EP2' zoning objective of the site, existing and proposed development in the vicinity, it is considered that subject to the conditions set out below, the proposed development of a 4,491sq.m. two-storey data storage building extension to the existing data storage building would not significantly detract from the character of the surrounding area, would be in accordance with the South Dublin County Council Development Plan 2010-2016, the Tallaght Town Centre Local Area Plan 2006 and would be acceptable in terms of traffic safety and convenience. As such, the proposed development would be in accordance with the proper planning and sustainable development of the area. It is, therefore, recommended that permission be granted subject to conditions set out below:

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2010 - 2016 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

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.

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

2. No intensification or change of use within the warehouse unit hereby approved shall take place, without a prior grant of permission of the Planning Authority, or An Bord Pleanála on appeal.

REASON: In the interests of clarity and the proper planning and sustainable development of the area and to prevent unauthorised development.

3. (a) The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Planning Authority and/or Irish Water.
(b) There shall be complete separation of the foul and surface water drainage systems.
(c) All drainage works for this development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from <http://environment.southdublin.ie> (click-publications then specifications) and/or the requirements of Irish Water.

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

4. The developer shall close vehicular entrances and reinstate the verge/raised kerb/footpath where dropped kerbs are no longer required from the revised entrance configuration as permitted by Register Reference SD11A/0268.

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

5. The development shall be constructed and completed using the same palette of materials, colours and textures as the existing development.

REASON: In the interest of visual amenity.

6. (a) Management of Construction and demolition waste shall be carried out according to the Project Construction and Demolition Waste Management Plan submitted to South Dublin County Council and the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment Community and Local Government.

(b) During construction, the developer shall keep all records of waste generated, recovered/recycled on site and waste disposed off site to authorised waste facility. The developer shall also inform South Dublin County Council when construction activity starts so that site can be inspected periodically. The developer shall provide an annual report detailing quantity of waste generated, recycled, re-used and recovered for the attention of the Planning Authority. Such a report shall include the names of facilities where waste is treated and the names of Authorised Waste Collectors.

REASON: In the interests of sustainable waste management.

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7. Levels of illumination on the site and external light sources, including security lighting, shall be designed so as to minimise overall light emission from the site and to prevent glare, dazzle or dis-amenity on the access road, public road or on adjoining properties.
REASON: In the interest of residential amenity and traffic safety.
8. All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.
REASON: In the interest of public health.
9. No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 am / 8.00 am close to residential areas on weekdays and 9.00 am on Saturdays nor after 7.00 pm on weekdays and 1.00 pm on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
REASON: In the interest of public health.
10. Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.
REASON: In the interest of public health.
11. During the construction/demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
REASON: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.
12. The developer shall pay to the planning authority a financial contribution of €353,351.88 (Three hundred and fifty three thousand, three hundred and fifty one euro eighty eight cent), in respect of public infrastructure and facilities benefiting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2013-2015, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).
The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2013-2015.

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REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of 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.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for both water and waste water services. Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTES

Note 1: The developer 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.

Note 2: The requirements of the Environmental Health Officer should be ascertained prior to the commencement of the development.

Note 3: The requirements of the ESB should be ascertained prior to the commencement of the development.

Note 4: To protect the amenities of the area, the applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

Note 5: Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 6: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Note 7: Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department. Under

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this Act, non compliance constitutes an offence.

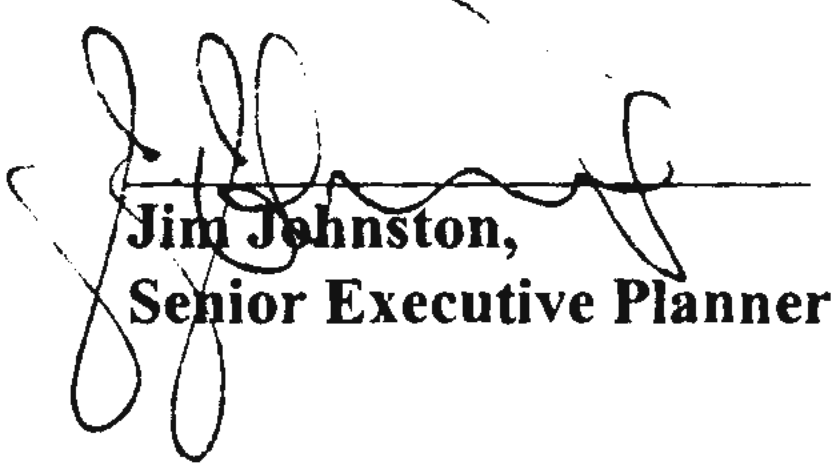
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REG. REF. SD14A/0091

LOCATION: Existing Adsil Complex, Greenhills Road, Tallaght, Dublin 24.


Jim Johnston,
Senior Executive Planner

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Neil O'Byrne,
Senior Planner.

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 17/6/14


Daniel McLoughlin,
Chief Executive.