

Comhairle Chontae Atha Cliath Theas

PR/0165/18

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD17A/0469 **Application Date:** 22-Dec-2017
Submission Type: New Application **Registration Date:** 22-Dec-2017

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

Proposed Development: Construction of a new 2 storey building (c.8229sq.m) for use as a data storage facility. The new facility will be an annex to, and accessed through, the neighbouring data storage facility to the north via the existing site entrance serving same. The development will include electrical rooms for electronic operations, mechanical plant rooms and support areas including offices and welfare facilities, a loading bay and back-up generators in a fenced compound. Existing boundary structures including railings, fencing and gates will be replaced with a new 3, high perimeter railing. Ventilation plant at roof level will be screened from view on all sides (all at the former Barretts site).

Location: 656, 098.17 Pa.
23/2/18
Greenhills Business Park, Greenhills Road, Dublin 24

Applicant Name: ADSIL

Application Type: Permission

Description of Site and Surroundings:

Site Area: 2.56 Hectares.

Site Description:

The subject site is located within an established Industrial Estate, at Greenhills Road, Tallaght. The site is located off the main spine road through Greenhills Industrial Estate. To the north, south and east of the Industrial Estate are residential estates with the Broomhill Industrial Estate to the west. The site was subject to an application for demolition under SD16A/0452 which has been carried out. Directly to the north of the site within the overall landholding a data centre was constructed under SD14A/0232 and was subject to amendments under SD17A/0448. The pattern of development in the vicinity comprises retail warehousing, industrial and warehouse buildings.

Site Visit: 05/02/2018

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Proposal:

- **Construction of new two storey 8,229sq.m building for use as a data storage facility**
- Facility annexed to and accessed through the neighbouring existing data storage facility to the north via the existing site entrance (Granted under SD14A/0232 and modified under SD17A/0448) the building comprises:

2 data halls over two floors, each supported by electrical rooms, mechanical plant rooms and electrical stand by generators located outside of the building to the north. The overall building will stand just over **19 metres in height with max ridge height of 23m in parts** and be clad with architectural coated metal panels. The office and staff welfare accommodation is located to northern side of the building.

- Fenced compound to house backup generators
- Electrical rooms for electronic operations
- Mechanical plant rooms and support areas including:
 - Offices
 - welfare facilities
 - loading bay
- Replacement of existing boundary railings, fencing and gates with new 3m high perimeter railing
- Ventilation plant at roof level to be screened from view on all sides.

Environmental Impact Statement

EIS: Not required.

As detailed above, the proposed development comprises the retention of amendments to Reg. Ref. SD14A/0232, which related to the construction of an 8,229sq.m building for use as electrical rooms for electronic operations (data storage centre), on a site area of 2.56Hectares.

Projects that require an Environmental Impact Assessment are listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended). There are no specific projects that relate to this application. In addition the site falls below the areas outlined in class 10(b)(iv) of Part 2, Schedule 5, which states:

'Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, business district means a district within a city or town in which the predominant land use is retail or commercial use.)'

The applicant has submitted an EIA Screening Report prepared by AWN consulting.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

The main findings of the report are:

- The proposed development is considered to be outside the mandatory requirements for EIA and is sub-threshold.
- The proposed development will not have a significant effect on the environment and therefore an EIA report would not be required on a discretionary basis
- Cumulative impacts with other developments are assessed and the conclusion is that the only potential significant emission from the development will be air emissions and the impact of these air emissions and the cumulative impact with other development has been assessed through the Air Dispersion Modelling Report submitted as part of the application. This report concludes that the proposed development will not result in any off-site exceedance of the relevant air quality standards.
- The proposed development will have a maximum operational demand of 8MW, with overall demand for the combined site (Site A and Site B as indicated on drawings submitted) of c.24MW. The power requirements for site A- the proposed site will be provided through the existing sub-station and grid connection for Site B to the north. No additional grid connections are required for the proposed development.
- The proposed development will not generate significant quantities of waste.
- Noise assessment carried out concluded that the noise emissions for the facility will be in compliance with the relevant noise criteria.
- The proposed use of diesel in back-up generators does present potential risk in the event of a leak or other loss of containment however this risk is no greater than that presented in other industrial sites and businesses in which diesel is used. Additional fire risk from the use of diesel will be dealt with by way of fire certification process.
- The proposed development has taken due regard of the sensitive of Greenhills Business park and the potential for noise impact, pollution of soil, groundwater or watercourses and it is concluded that the proposed development is not likely to have significant effects on socio-economic/human health aspects and would not warrant preparation of an EIA on these grounds.

Zoning:

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

SEA Sensitivity Screening

Indicates no overlap with the relevant environmental layers.

Consultations:

Environmental Services Department

Surface Water Drainage – No objection subject to conditions.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Irish Water -

Foul Drainage – No objections subject to conditions.

Water – No objections subject to conditions.

Roads Section – No objections subject to conditions.

Parks and Landscape Services Department – No report

Environmental Health Officer - No report

Submissions/Observations /Representations

One submission was received, the main issues raised in the submission relate to:

- Requirement to balance future applications for this or new sites against job creation and potential geographical distribution issues throughout the County
- Request consideration to matters relating to water supply
- Request future applications for similar development to include analysis from development as to impact on water supply
- Consideration of alternative investing in prime sites may result in higher number of jobs creating - whilst acknowledgement of the number of employees of the applicant worldwide.
- Concern regarding future over-concentration of Data Centres in this area

Recent Relevant Planning History

Subject site – southern portion of overall lands outlined in red

SD16A/0452- Grant Permission

Demolition of (1) the existing industrial buildings and (2) ancillary outbuildings and structures on the site. The total floor area of the buildings proposed to be demolished is c. 4,658sq.m. The works do not affect boundary structures such as railings, fencing and gates.

Lands within the applicant's ownership located to the north within lands outlined in red

SD17A/0448- Grant Permission

Retention of alterations to previously granted planning permission, Reg. Ref. SD14A/0232: (1) Modification to the site entrance arrangement at the north boundary, including the omission of the security hut and the redesign of gates; (2) redesign of the sprinkler water tank and pump house compound; (3) relocation of the humidifier pump house and tanks to the south eastern corner of the main building, with the redesigned tank room enclosed within the main building; (4) rearrangement of the stand by generators layout; (5) relocation of the temporary substation to the south western corner of the main building; (6) new enclosure to stand-by generators; (7) rearrangement of the accessible parking spaces; (8) 164sq.m of added circulation, loading and storage accommodation at ground floor level and 9sq.m at mezzanine level; (9) changes to the

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

main building to facilitate access to the relocated loading bay; (10) internal layout changes to offices and west storage bay areas with associated elevational changes; (11) 79sq.m of additional accommodation at first floor level with associated elevational changes; and (12) enlargement of louvered wall vents on the south elevation. The total added accommodation equals 252sq.m.

SD16A/0427 - Grant Permission

Upgrade of the existing boundary railings and palisade fence by increasing the height of the existing fencing and railings by 0.7 meters to the overall site boundary.

SD14A/0232 – Grant Permission

Construction of a new two storey c.11,700sq.m building for use as electrical rooms for electronic operations, mechanical plant rooms and support areas including a loading bay, offices and welfare facilities; mechanical plant at roof level is screened from view on all sides; a new 50sq.m electrical substation; a new plant array along the east site boundary including an electrical substation transformer compound; a 90sq.m electrical substation control room; a diesel fuel tank farm and loading bay; a 10sq.m fuel pump house; a sprinkler water tank; a 70sq.m water pump house; a humidifier water tank farm; the repositioning and widening of vehicular entrances; 2 site entrances at changed locations in place of 3 existing; 23 car parking spaces, landscaping and ancillary works; the combined gross floor area of the proposed buildings totals c. 11,920sq.m; demolition of existing buildings is being carried out under grant of permission Reg. Ref. SD13A/0266.

SD13A/0266 – Grant Permission

Demolition of the existing industrial building and ancillary structures on the site.

Lands within the applicant's ownership located to the south of proposed site outside the red line boundary

SD16A/0402 - Grant Permission

Construction of a new boundary railing to the main road frontage and an increase in height to the existing fencing on the east and west boundaries of the overall site.

SD14A/0091– Grant Permission

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.

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

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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.

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.

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 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.

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.

Recent Relevant Enforcement History

None traced for subject site.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None traced for subject site.

Relevant Policy in South Dublin County Council Development Plan (2016 - 2022)

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes, and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

ET2 Objective 1:

To promote and support the consolidation or relocation of existing employment uses in Regeneration 'REGEN' zones and the upgrade of these areas to create opportunities for regeneration.

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

IE7 Objective 3:

To implement the relevant spatial planning recommendations and actions of the Dublin Agglomeration Environmental Noise Action Plan 2013 – 2018.

Section 8.0 Green Infrastructure

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Policy G5 Sustainable Urban Drainage Systems

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

Section 10.0 Energy
Policy E3 Energy Performance in Existing Buildings
Policy E4 Energy Performance in New Buildings
Policy E5 Waste Heat Recovery & Utilisation
Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements
Section 11.2.4 Regeneration Zone

Section 11.6.1 (i) Flood Risk Assessment
Section 11.6.1 (ii) Surface Water
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)
Section 11.6.1 (vi) Water Services
Section 11.6.3 (i) Air Quality
Section 11.6.3 (ii) Noise
Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance in New Buildings
Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

The Tallaght Town Centre LAP

5.0 Policies and Standards
5.2 Buildings and their Settings
5.2.2 Building Language
5.2.3 Plot Ratio and Building Height
5.2.4 Landmark Opportunities and Gateways
5.2.5 Street Interface
5.2.7 Landscaping
5.2.8 Parks and Open Spaces
5.2.9 Communal or Semi-Private Open Space
5.2.10 Private Open Space
5.3 Quality of Life
5.3.4 Dwelling Size and Layout
5.3.6 Energy Efficiency, Passive Solar Design and Recycling

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- 5.3.7 Safety and Security
- 5.4 Ease of Movement
- 5.4.3 Surface Treatments
- 5.4.4 Car parking Provision
- 5.4.7 Cycle Parking Provision

6.0 Phasing and Implementation

Note: The Tallaght Town Centre LAP was adopted in October 2006 and has subsequently expired. The Planning Authority are currently engaged in the drafting of a new Tallaght Town Centre LAP. The expired Tallaght LAP will be utilised as a reference point throughout the report as it is considered an appropriate aid and carries a degree of significance give it is the most recent LAP for the area and has only –relatively recently – expired.

Assessment

The main issues for consideration are:

- Zoning,
- Council Policy,
- Visual Impact,
- Access and Parking,
- Services and Drainage,
- Landscaping
- Effective Planning Control
- Public Health Issues, and
- Screening for Appropriate Assessment

Zoning

The subject site is located in an area zoned 'EE', 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.'

Having regard to the nature of the proposal, the existing use and the planning history of the site and wider area in terms of specialised data storage buildings and infrastructure, subject to compliance with the relevant policies, standards and requirements of the County Development Plan 2016 – 2022, the principle of the proposed development for retention is acceptable at this location.

Council Policy

Of particular import is Policy ET3 'Enterprise and Employment (EE)' which states,

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

'It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas'.

The proposed use, design of the proposed development would be generally consistent with the 'Enterprise and Employment' policies and objectives of the County Development Plan 2016 – 2022.

Visual Impact

The main visual impact of the development will be presented to the road along the south and west elevation, the public face of the building. These elevations appear large and bulky at a length of 77m at max ridge height of 22m, however, the building is set back between 7 and 10 metres within the site and so the impact is not considered to be overly obtrusive. The west elevation is somewhat screen by proposed climbing plants on wire trellis. The contiguous elevations submitted indicate that this building will appear higher than most other buildings in the vicinity (apart from the Data Storage Facility 'Site B' located to the north within the overall site) despite its two storey description; this is as a result of the high degree of screening above roof level. The existing railings and boundary treatment are to be replaced by 3m high perimeter railings, to match those in place bounding the northern and western section of the overall site. Given the design and warehouse use of adjacent structures and having regard to the pattern of development in the area and the massing of the proposal, it is considered that the scale of the proposed building would not adversely impact on the visual amenity of the area and would accord with the industrial and warehouse character and pattern of development in the area.

Cumulative Impact

Having regard to the proximity of the proposed Data storage Facility to similar developments within the same landholding to the north 'Site B' and to a separate site to the south 'Site C' and to the proposed number of employees to serve the facility (anticipated 6 staff on a daily basis) in an area under zoning objective Enterprise and Employment 'EE', which would traditionally have had uses in the area which were more employment intensive, the application is assed with regard to cumulative impact in terms of use. Having regard to the location of the site, within an overall site containing an existing Data Storage Facility and the consequent limitations on the use of the proposed site within this overall landholding it is considered, in this instance that the development of a second facility on this site integrates with the existing facility, shares access, infrastructure and services already located on the site and provides a unified campus type development on the overall site and is considered acceptable.

Access and Parking

It is proposed to access the development through the existing data Storage Facility to the north. The Roads Department has no objection subject to conditions which relate to Construction

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Traffic management Plan It is considered appropriate to attach these items as conditions and notes where relevant, in the event of a grant of planning permission.

Services and Drainage

Environmental Services has no objections to the proposed development subject to standard conditions. No report was received from Irish Water. The proposal is considered acceptable.

Landscaping

The architectural report submitted notes the proposal to remove existing boundary trees as part of the perimeter fence works and to compensate for this loss by way of the provision of on-street trees. No report was received from the Parks Department. It is considered, in the event of a grant of permission, that a condition be attached to secure a bond for the provision of on street trees to be planted by South Dublin County Council subject to agreement prior to commencement of development.

Public Health Issues

No report has been received from the Environmental Health Officer. Technical reports including an Air Dispersion Modelling report and a Noise Impact Assessment report, were submitted as part of the planning application. It is considered appropriate standard conditions in relation to noise and dust during construction and noise during the operational phase of the development in the event of a grant of permission.

Appropriate Assessment

The applicant has submitted a Report for the purposes of Appropriate Assessment Screening prepared by 'Moore Group- Environmental Services, which concludes that the proposed development site has no meaningful biological or hydrological connectivity to the Natura 2000 sites and that it is possible to rule out likely significant impacts on any Natura 2000 sites considered in the assessment.

It can therefore be concluded 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 = 8,229sq.m

Car parking spaces are provided in accordance with County Development Plan standards.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Warehouse	8,229
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	2.56

Conclusion

Having regard to the 'EE' 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 would not significantly detract from the character of the surrounding area, would be in accordance with the South Dublin County Council Development Plan 2016-2022, 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. (CD)

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 2016 - 2022 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 and completed in its entirety fully 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. (a) The applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

commencement notice within the meaning of Part II of the Building Control Regulations 1997 enter into a Connection Agreement(s) with Irish Water to provide for a service connection(s) to the public water supply and / or wastewater collection network.

The applicant, owner or developer shall lodge with the Planning Authority a copy of the connection agreement when entered into with Irish Water.

(b) The water supply and drainage infrastructure, shall fully comply with all the technical requirements of the Water Services Authority and/or Irish Water.

(c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(d) All works for this development as approved shall fully comply with the following standards and/or the requirements of Irish Water:-;

- The South Dublin County Council 'Specification for the Laying of Watermains and Drinking Water Supply' which (as of February 2018) can be viewed/downloaded from <http://www.sdcc.ie/sites/default/files/publications/sdcc-water-specification-jan-2012.pdf>, The Greater Dublin Regional Code of Practice for Drainage Works which (as of February 2018) can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>, the Irish Water Standard Details, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available (as of December 2017) at <http://www.water.ie/help-centre/connections>) and the Building Regulations 2010 Technical Guidance Document B & H.

Where relevant the applicant / developer must comply with all the requirements regarding external fire mains and hydrant layout. Legged off hydrants are not permitted due to risk to water quality and public health in the event of a drop in mains pressure and back-siphonage of stagnant water. All proposals should be in compliance with Irish Water's Connection & Developer Services Water Infrastructure Standard Details in particular the requirements of STD-W-12: Restrictions on trees/shrub planting adjacent to watermains.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

3. To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

4. (a) Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should 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 (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

5. Plant equipment with low inherent potential for generation of noise shall be selected and used. All mechanical plant and ventilation inlets and outlets should 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 (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.
REASON: To avoid unnecessary noise nuisance and in the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.
6. Clearly audible and impulsive tones at noise sensitive locations during evening and night time as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 (currently 19:00 – 07:00). shall be avoided irrespective of the noise level.
REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.
7. (a) The applicant shall ensure that suitable facilities for vehicle cleansing and wheel washing, to the satisfaction of the Area Engineer, are provided on site prior to commencing of earthworks and that such facilities are maintained in a satisfactorily operational condition during all periods of earthworks.
(b) Provision for dust suppression measures in periods of extended dry weather
(c) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.
(d) The applicant shall ensure that on-site car parking facilities are provided in accordance with Council requirements and standards to the satisfaction of South Dublin County Council, are made available for site workers during the course of construction.
(e) The applicant shall maintain all footpaths and roads affected by the development works in a safe and tidy condition in accordance with the requirements of the Council's Roads Section or the Council's Area Engineer.
REASON: In the interest of the amenity, safety and maintenance of adjoining roads and footpaths.
8. All utility cables including information and communications technology (ICT) equipment shall be located underground throughout the entire site.
REASON: In the interests of amenity.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

9. A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall have lodged with the Planning Authority;
- (i) Agree a fully detailed revised landscape plan with full works specification, that fully accords with the specifications and requirements of the Council's Public Realm Section, and
 - (ii) Written confirmation from the Council's Public Realm Section of their agreement to the fully detailed revised landscape plan, and;
 - (iii) A written commitment to implement the approved development in accordance with the fully detailed revised landscape plan, and;
 - (iv) The receipt of this requirement has been acknowledged in writing by Planning Authority as acceptable.

Prior to the formal submission of the agreed revised Landscape Plan as a compliance with this decision, acknowledgement in writing by the Parks and Landscape Services must be received by the Landscape Architect. This written acknowledgement must be included in the formal compliance submission, which should include 2 hardcopies of all Landscape Plans.

The applicants Landscape Architect carrying professional indemnity insurance shall be suitably qualified and experienced and liaise with the Parks and Landscape Services Section sufficiently prior to submission of the agreed Revised Landscape Plan.

The scheme shall be implemented in the first planting season after the commencement of development and shall include the provision of street trees subject to the agreement of the Councils Public Realm Section. Thereafter, in respect of a management company development the scheme shall be maintained in perpetuity.

The applicant, developer or owner is strongly advised to consult with the Council's Public Realm Section in advance of preparing or lodging the required revised scheme.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

10. The Landscape Plan, to be revised and agreed with the Local Authority, once agreed, shall be implemented in full within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new buildings.
- All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plans.
 - All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

surfaces).

- All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

- Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

11. Prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall retain the professional services of a suitably qualified Landscape Architect, carrying professional indemnity insurance as a Landscape Consultant, throughout the life of the site development works; and shall notify the planning authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign and submit a Practical Completion Certificate (PCC) to South Dublin County Council Parks and Landscape Services, as verification that the approved landscape plans and specification have actually been fully implemented.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area and to ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

12. All construction waste arising from the development of the site as approved shall be managed in accordance with all relevant statutory provisions and an agreed site specific Construction Waste Management Plan. All such waste shall be kept to a minimum, segregated where appropriate, and disposed/recovered at a waste facility authorised under the Waste Management (Facility Permit and Registration) Regulations 2007, as amended, to accept the categories of waste.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

lodge with the Planning Authority;

(i) A site specific Project Construction Waste and Demolition Management Plan that accords with the requirements both of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section;

(ii) The written confirmation of the Council's Waste Management Section of their agreement to the Project Construction Waste and Demolition Management Plan, and;

(iii) A written commitment to carry out the development fully in accordance with the agreed Project Construction Waste and Demolition Management Plan and;

(iv) These requirements have been acknowledged in writing by the Planning Authority as an acceptable lodgement under this condition.

All construction and demolition waste shall be managed in accordance with this plan which shall be prepared in accordance with the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects', published by the Department of the Environment, Heritage and Local Government in 2006 and the provision of the Waste Management Plan for the Dublin Region. The plan shall include details to the satisfaction of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section for all waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Eastern-Midland Region.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Waste Management Plan shall be kept for inspection by the planning authority.

The plan should also be informed by any Construction Traffic Management Plan required to be prepared and agreed that addresses intended construction practice for the development, including hours of working, construction traffic access route and noise management measures and details of measures to protect watercourses on or adjoining the site from the spillage or deposit of clay, rubble, waste or other debris.

In addition, copies of waste disposal/recovery records, including waste collector dockets/invoices and weighbridge dockets, shall be maintained on site during construction activity and made available, at all reasonable times, for inspection by Authorised Persons as appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the development works, in accordance with the European Communities (Shipment of Hazardous Waste Exclusively within Ireland) Regulations 2011. Waste operations shall only be carried out at such time as authorisation pursuant to the Waste Management Act 1996, as amended, has been obtained.

Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REASON: In the interests of public safety, compliance with Development Plan Policy and sustainable waste management.

13. External areas adjacent to the premises shall not be used for the storage of any material without prior approval from the Planning Authority.

REASON: In the interest of visual amenity and traffic safety.

14. Construction traffic arising from the site shall be managed in accordance with a method statement for the management of the construction phase in accordance with an agreed site specific Construction Traffic Management Plan that fully accords with requirements of the Council's Traffic Section.

In this regard within a maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall lodge with the Planning Authority;

- (i) A site specific Construction Traffic Management Plan that accords with the Council's Traffic Section requirements, and;
- (ii) The written confirmation of the Council's Traffic Section of their agreement to the Construction Traffic Management Plan, and;
- (iii) A written commitment from the developer to carry out the development in accordance with this Construction Traffic Management Plan, and;
- (iv) These requirements have been acknowledged in writing as acceptable by the Planning Authority.

The required Construction Traffic Management Plan shall include:-

- (i) Details of the agreed number, location and use of suitable facilities for vehicle cleansing and wheel washing provided on site prior to commencing of construction and a written commitment that such facilities will be maintained in a satisfactorily operational condition during all periods of construction, and;
- (ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity, and;
- (iii) Provision for dust suppression measures in periods of extended dry weather, and;
- (iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it, and;
- (v) Location of materials compound and site huts, and;
- (vi) Details of security fencing, and;
- (vii) Name and contact details for site manager, and;
- (viii) Methodology for the use and control of spoil on site during construction, and;
- (ix) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc..
- (x) Measures to obviate queuing of construction traffic on the adjoining road network.

In this regard the applicant owner or developer shall consult with the Council's Traffic

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Section before any works are carried out, and;

(xi) Details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris,

(xii) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works;

The plan should also be informed by any Project Construction Waste and Demolition Management Plan required to be prepared and agreed that addresses intended construction waste management and any traffic issues that may arise from such a plan.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Traffic Management Plan shall be kept for inspection by the Planning Authority.

Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

15. The developer shall pay to the planning authority a financial contribution of €656,098.17 (six hundred and fifty six thousand and ninety eight euros and seventeen cents), 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 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). RM

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 2016 - 2020.

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 water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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 developer is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

Note 3: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. 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 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.

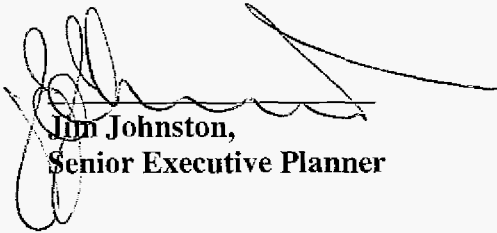
For inspection purposes only.
Consent of copyright owner required for any other use

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD17A/0469

LOCATION: Greenhills Business Park, Greenhills Road, Dublin 24




Jim Johnston,
Senior Executive Planner



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: 26/2/2018



Laura Leonard, A/Director of Land Use,
Planning and Transportation