

DEPUTY PLANNING OFFICER

APPLICATION NO.	3400/19
PROPOSAL	Planning permission for development on a site of c. 0.025 hectares at Clonshaugh Business and Technology Park, Dublin 17. The site is located to the south of an existing data storage facility at the former Cahill Printers building (Building B). The proposed development comprises of a container compound for the purposes of providing ancillary modular plant, electronic equipment and machinery space. The development comprises 4 no. prefabricated metal containers (stacked to form 2 no. storeys), associated access arrangements and staircases, a boundary fence enclosure around the proposed development with 3no. access points, and all ancillary works.
LOCATION	Clonshaugh Business and Technology Park, Dublin 17
APPLICANT	Amazon Data Services Ireland Ltd
DATE LODGED	02-Jul-2019
ZONING	
APPLICATION TYPE	Permission

DM/NOB**26/08/19****Site Notices:**

In place and in order

Zoning

The proposed site is zoned objective Z6 which seeks to '*provide for the creation and protection of enterprise and facilitate opportunities for employment creation.*'

Site Description

The site, which has a stated area of 255m², is located towards the southern part of the Clonshaugh Industrial Estate, which is located to the north of Oscar Traynor Road. The overall parent site is located to the west side of the main estate spine road and north east of the estate's security barriers and main estate entrance.

The parent site boundary encompasses the redeveloped/extended DUB 10, DUB 51 & DUB50 and associated site and plant structures. The existing facility is an existing datahall campus for ADSIL and was wholly completed in 2016.

The subject development site will located to the western site boundary and to the south of Building 1 – i.e. the former and upgraded Cahill Printers building (DUB52). The Camfil Ireland unit is located across the parent site boundary to the west. The area of the development is currently a cul-de-sac of the parent site's internal road network – with the subject road way directly aligned with an entrance onto the main estate road to the east.

Proposed Development

- 9.2m(W) x c.21m(L) x c.7.1m(H) Container compound for the purposes of providing ancillary modular plant, electronic equipment and machinery space;

The compound will accommodate 4 no. prefabricated metal containers (2 x 66m² & 2 x 18.5m² = 245.6m²) which are set on a plinth in a 2 x 2 –storey stacked system – with associated access arrangements and staircases,

- 2.4m high boundary fence enclosure around the proposed development with 3no. access points &;
- all ancillary works.

Site Planning History

Reg. Ref.	Decision/Description
-----------	----------------------

2244/17	PP GRANTED for Upgrade of 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
---------	--

The existing 2.4m high fences will be raised to 3.1m and the existing 3.0m high fences will be retained unchanged. This upgrade has apparently been approved at the applicant's two other campus sites in Tallaght.

2979/13	PP GRANTED On a site at Clonshaugh Business and Technology Park, Clonshaugh, Dublin 17, specifically the former Cahill Printer and Acco Rexel Buildings and the site between the existing ADSIL building and the Cahill Printers building for:
---------	--

- @ Acco Rexel Building:
 - Demolition of the former Acco Rexel Building
 - Construction of a new 2/3-storey building with a double vehicle loading bay, and including within the building, office and staff welfare facilities
- @ former Cahill Printer:

Alterations and additions to the former Cahill Printer building consisting of:

 - Demolition of the existing 1st floor offices and installation of ground level external air handling units with associated visual screening at south of the building;
 - on the enlarged combined site:
 - Construction of a new link building joining the two above buildings;
 - Provision of a temporary accommodation comprising portacabins for staff offices, welfare and security for use during the phased construction of the development,
 - ancillary works comprise of the construction of a sprinkler tank, pump and water houses and adjoining water storage tanks and pumphouse:
 - the construction of new site roadways and
 - car parking for 69 cars
 - upgrade of the existing boundary structures comprising new railings to the east and north of the enlarged site and fencing to the other boundaries
 - associated structures and landscaping works over the enlarged site.
 - Loading bay, workshops and a two-storey office and staff welfare facility.
 - External roof top air handling units with associated visual screening.

The facility is to house electrical rooms for electronic operations mechanical plant rooms -
Total plan area of new building c. 21,750sq.m.

2688/13

PP GRANTED for:

Alterations and additions to the two existing buildings and the provision of temporary accommodation.

- The alterations and additions at the former Acco Rexel (DUB 50) building will comprise of:
 - the partial demolition of the two-storey offices on its eastern façade
 - the demolition of an associated sprinkler tank, a pump house, fuel tanks, bunds and existing sheds on its western side; additions to the west and north side.
- At the former Cahill Printers (DUB 52) building the works comprise:
 - demolition of the existing first floor offices,
 - screening to external plant at south of the building;
- on the enlarged combined site:
 - a new double loading bay and link building joining the two above existing buildings; Ancillary works comprise
 - the construction of an auxiliary sprinkler tank, pump and water houses, and adjoining water storage tanks;
 - the construction of new site roadways and
 - car parking for 57 cars
 - the upgrade of the existing boundary structures comprising new railings to the east and north of the enlarged site and fencing to the other boundaries and
 - associated structures and landscaping works over the enlarged site.
 - The facility is to house electrical rooms for electronic operations, mechanical plant rooms, a loading bay, a workshop and a two storey office and staff welfare facility.
 - The works will include external roof top air handling units with associated visual/acoustic screening and ground level external air handling units with associated visual acoustic screening.
- The temporary buildings comprise portacabins for staff offices, welfare and security for use during the phased construction of the development.

2273/12

PP GRANTED to construct a new GIS (Gas Insulated Switchgear) 110kv electricity substation and to carry out ancillary site works.

The proposed works will consist of the following:

- All necessary site works for construction of a concrete compound area to the north of the existing ADSIL facility.
- Construction of an ESB GIS substation control building within the compound area.

- Construction of a client control building and a transformer bay to contain three number transformers within the compound area.
- Construction of a 6m wide concrete access road within the perimeter of the site area.

Installation of all substation apparatus within the compound area and buildings

3676/11

PP GRANTED for

- Upgrade of existing boundary fencing / railings, upgrade of existing site entrance;
- New security hut;
- Upgrading of the site security system to include red-wall system;
- CCTV;
- Public lighting poles; &
- Associated underground services to the site.

3652/11

PP GRANTED for:

RETENTION - 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 of DUB 10:

Planning Retention as follows:

- The demolition of existing metal sheet roof and replacement with new roof cladding.
- The demolition of lean-to buildings to the South & West elevations of the existing building to allow for a new internal access road and mechanical air handling equipment.
- The demolition of a portion of the existing 2-storey office block for construction of a new loading bay to the east face of the building.
- Demolition of existing sprinkler pumphouse & associated tanks, ESB substation and customer switchroom buildings to the south of the existing building.
- 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.
- Construction of containerised electrical plant equipment to the North West corner of the site.
- Phase 1 construction of new external wall cladding to a proportion of the north, east & south elevations of the building.
- Screening to external mechanical air handling equipment and stand-by generator units to north, south and east elevations.

Planning 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 of DUB 10,

The proposed works under Planning Permission will consist of the following:

- Phase 2 construction to complete new cladding to remainder of the north, south and west elevations of the building.

- Phase 2 construction of the palladine plant fencing to external Mechanical Air Handling Units. The fence line is to be constructed on the North and South elevations of the facility.
- Phase 2 internal works to the existing facility will consist of 8No. rooms for electrical and electronic operations.
- Auxiliary sprinkler and storage water tanks, pump house and provision for new oil storage tanks and associated bund.

The development is set out in two separate phases

3679/08	PP GRANTED for: <ul style="list-style-type: none"> • 24no. own door office units (ranging in size from 72.0sqm to 138.5sqm). • 5 no. light industrial / workshop / enterprise units (ranging in size from 194.3sqm to 281.6sqm). • The total GFA of the proposed blocks is 3,489.1sqm
1486/08	PP GRANTED by DCC, ABP prior to their decision noted proposal undermined Z6 zoning and APPLICATION WITHDRAWN by applicant for Change of use of part of a former industrial building from industrial use with ancillary offices to a proposed indoor family entertainment centre (total GFA c. 7,642sqm).
5594/07	PP GRANTED for development of light industrial/warehouse/enterprise units, area 6,857.6sqm, consisting of: Block 1 (area 3,363.6sqm) containing 14 no. units for use as light industrial/warehouse/enterprise units ranging from 132.5 to 323.6sqm on ground and part first floors; Block 2 (area 1,771.3sqm) containing 7 no. units for use as light industrial/ warehouse/ enterprise units ranging from 142.7 to 355.1sqm, on ground and part first floors; Block 3 (area 1,697.4sqm) containing 10 no. units for use as light industrial/ warehouse/ enterprise units ranging from 142.7 to 210.3sqm, on ground and first floors: ESB substation and switchroom (area 25.3sqm); new vehicular access; car parking & associated site works
1883/07	PP REFUSED by DCC for development consisting of building a mixed development of light industrial/ workshop/ enterprise units and own door office units, area 8,180 sq m. ABP issued a SPLIT DECISION for the application REFUSING Blocks 1 and 2 which accommodated the office units.

Observations

None

Interdepartmental Report

Drainage Division: No objections subject to conditions.

Planning Assessment

Design & Integration

Considering the embed nature of the subject development within the overall datahall campus. It is not considered that the new compound structure will give rise to any significant material impact upon the visual amenities of the area or will it negatively impact upon the nearest 3rd party residential areas.

The applicant in justifying their proposal notes the subject development's supporting function role as part of an overall existing data storage facility campus – and note that there is strong policy support for the development of data storage facilities and associated ICT infrastructure within national and regional planning policy.

Environmental impacts

The applicant in this instance has submitted a screening report for EIA. This notes that the project does not require an EIA as it is subthreshold. It also notes further that a subthreshold EIA is not required as there will be no likelihood of significant effects on the environment.

Appropriate Assessment

The applicant has submitted a 'Stage 1' screening for an Appropriate Assessment as required by the Habitats Directive. It is considered in this instance that the proposed development will cumulatively provide for a quite limited intensification of possible impacts upon relevant Natura 2000 sites – with most impact potentially arising from construction/fabrication works which will be short term in nature. In terms of Potential impacts it is not that the development is take place on artificial ground and there are no streams or rivers in the vicinity that would act as a pathway to nearest Natura 2000 sites. DCC's Drainage Division has no objections to the proposal subject to conditions. It is therefore considered that a stage 2 Appropriate Assessment is not required in this instance.

Conclusion/Recommendations

The proposed development is considered consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and development of the area. It is recommended that permission be granted subject to the following conditions:

Conditions

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The developer shall pay the sum of €18,444.56 to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority as provided for in the approved Section 48 (Planning and Development Act 2000 as amended) Contribution scheme for Dublin City Council.

The amount due is payable on commencement of development. Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The requirements of the Drainage Division shall be undertaken as follows.

a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interests of public health.

4. The site and building works required to implement the development shall only be carried out between the hours of Mondays to Fridays – 7.00am to 6.00pm
Saturday – 8.00 a.m. to 2.00pm.

Sundays and Public Holidays – No activity on site.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. (a) During the construction and demolition phases, the proposal development shall comply with British Standard 5228 Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil another material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.