

**COMHAIRLE CHONTAE FHINE GALL****RECORD OF EXECUTIVE BUSINESS AND MANAGER S ORDER****Register Reference** F05A/1764**Date of Registration** 13 December 2005**Correspondence** Martin Murray 19 Pembroke Road Ballsbridge Dublin 4

**Development** Erection of 2 no high level signs (5 1m X 2 9m X & 2 7m X1 6M) at Greenstar Material Recovery Facility Millennium Business Park Cappagh Road Townland of Grange Ballycoolin Dublin 11 (Ref P1 Reg 02/1474) The proposed signage will be internally illuminated with 1 No located on the west elevation of the MRF building and 1 No located on the west elevation of the Administrative Building The development relates to a site which will be operated under a Waste Licence granted by the Environmental Protection Agency

**Location** Greenstar Material Recovery Facility Millennium Business Park Cappagh Road Dublin 11

**Applicant** Greenstar Holdings Ltd

**Application Type** Permission

**Zoning** GI The objective of which is To facilitate opportunities for general industrial employment and related uses in industrial areas

**Planning Officers Report**

FF/MJ

Report of the Planning Officer dated 10<sup>th</sup> February 2006

This is an application for **PERMISSION** for erection of 2 no high level signs (5 1m X 2 9m & 2 7m X1 6M) at Greenstar Material Recovery Facility Millennium Business Park Cappagh Road Ballycoolin Dublin 11 by Greenstar Holdings Ltd

**Description of Site and Surroundings**

The site of the proposed development is located within a new industrial park currently being developed Millennium Business Park It is situated off the Cappagh Road which is a rural road approximately 2km northeast of Blanchardstown Village

The subject buildings on which the signage is proposed were granted permission on foot of Reg Ref F02A/1474 and are currently under construction They are located within the eastern section of the Industrial Park away from the Cappagh Road

On adjacent lands there is outstanding permission for light industrial development Currently adjoining the site a number of light industrial buildings have been completed

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### **Proposal**

The current application proposes

The erection of 2 no high level signs (5 1m X 2 9m & 2 7m X1 6M)

The proposed signage will be internally illuminated with 1 No located on the west elevation of the MRF building and 1 No located on the west elevation of the Administrative Building

### **Submissions/Observations**

No 3<sup>d</sup> Party Submissions / objections received within the prescribed period

### **Relevant Planning History**

Reg Ref F02A/1474 Permission Granted for phased development of a proposed waste materials recovery facility and bio waste treatment facility including inter alia recovery and transfer building bio waste treatment building administration building/staff amenity and changing facility two no Weighbridges and associated control rooms biowaste office facility plant and transformer rooms vehicle maintenance facility a moveable shed all associated security and acoustic fencing to site boundaries fuel tanks and bund walls hard standings skip storage vehicle parking vehicle wash area and all other associated site works

This application was also subject to a 1<sup>t</sup> party appeal against conditions and granted on appeal by An Bord Pleanala

Condition No 8 states *No advertising sign or structure other than those indicated on the submitted drawings shall be erected except those which are exempted development without the prior approval of the planning authority or An Bord Pleanala*

Condition No 9 states *Any advertising sign erected shall not be internally lit unless granted prior approval by the Planning Authority or An Bord Pleanala*

### **Reports**

Transportation Report -- No objection

Water Services Report – No objection

### **Relevant Policy in Development Plan**

Under the 2005 Fingal County Council Development Plan the subject site is within land use zoning objective *GI To facilitate opportunities for general industrial employment and related uses in industrial areas*

In relation to Advertising Structures policies of the Council set out in Section 4 of the Fingal County Development Plan 2005 states

PolicyUP 26

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*To restrict non essential advertising structures or any advertising structures which would impact injuriously on amenity the built environment or road safety and to secure the removal of unauthorised signs*

### **Objective UO 21**

*To evaluate planning applications for signs in relation to the surroundings and features of the buildings on which they are to be displayed to the number and size of signs (both existing and proposed) and the potential for the creation of undesirable visual clutter*

### **Assessment**

The proposed development is assessed in terms of Development Plan policy

The main objective for the area is *to facilitate opportunities for general industrial employment and related uses in industrial areas*

The subject site contains 2 no buildings currently under construction The façade / finish of the building comprises silver metal sheeting panels

The building to the front of the site / west is an administrative building with a mono pitched roof c 10.2 m in height The signage proposed on this building comprises a symbol / star and lettering Greenstar The signage proposed comprises an illuminated 3 dimensional sign located at a height of c 9.6 meters facing west It is considered acceptable within the context of its industrial environment The signage will have directional benefits to lorries and customers of the recycling centre

The building to the east of the subject site comprises the materials recovery facility it is similar in appearance to the administrative building with a mono pitched roof of 18.3 meters in height to ridge level The signage proposed again comprises a symbol / star and lettering Greenstar illuminated 3 dimensional signage located at a height of c 15.5 meters facing west This is also considered acceptable for the reasons given above

### **Conclusion**

It is considered that the signage should be permitted subject to the following conditions

## **RECOMMENDATION**

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000 2004 for the following (3) condition(s)

### **Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans particulars specifications and information lodged with the application save as may be required by the other conditions attached hereto

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

- 2 That the proposed development shall comply strictly with the conditions of planning Decision Reg Ref F02A/1474 as they pertain to this site

REASON In the interest of the proper planning and development of the area

- 3 No further signs or advertising devices save as those permitted under this permission shall be erected on the site nor the façade of the proposed structure without a prior and specific grant of planning permission

REASON In the interest of visual amenity and orderly development

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A Logan 13/2/06  
Senior Executive Planner

Endorsed

Michael Galum 13/2/06  
Administrative Officer

**Order** A decision pursuant to Section 34 of the Planning and Development Act 2000 to **GRANT PERMISSION** for the above proposal subject to the(3) condition(s) set out above is hereby made

**Dated** 13<sup>th</sup> February 2006

A. C. Boy  
Senior Planner/Senior Executive Officer

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

11<sup>th</sup> November 2005