

P/2992/08

COMHAIRLE CHONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND MANAGER'S ORDER

Register Reference: F08A/0981

Date of Registration: 8 August, 2008

Correspondence: Burke Jenkins Consulting Engineers G3 Calmount Bus Park, Ballymount, Dublin 12

Development: An alteration to an existing granted planning application for a vehicle maintenance building (Reg Ref F02A/1474 & PL 06F 202468) comprising revision to plans, elevations, site plan, building footprint, carparking, paving, landscaping & site development works. This revised application comprises 429sq m ground floor workshop, 9.81m high (previously 834sq m overall area, incorporating workshop & ancillary integrated 2 floor offices 10.5m high)

Location: Greenstar Millenium Business Park, Townland Of Grange, Cappagh Road, Ballycoolin, Dublin 11

Applicant: Greenstar 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:

YMcM/HC

Report of the Planning Officer dated 24th September, 2008.

This is an application for **PERMISSION** sought for an alteration to an existing granted planning application for a vehicle maintenance building (Reg Ref F02A/1474 & PL 06F 202468) comprising revision to plans, elevations, site plan, building footprint, car parking, paving, landscaping & site development works. This revised application comprises 429 sq m ground floor workshop, 9.81m high (previously 834 sq m overall area incorporating workshop & ancillary integrated 2 floor offices 10.5m high)

Site Description

The overall site area comprises an asymmetrically shaped wedge of land at the north eastern corner of the Millenium Business Park, which is accessed from the Cappagh Road. The site is used by Greenstar Ltd as a waste handling facility which provides a recycling and biowaste treatment infrastructure (not yet built) for commercial and industrial organic and inorganic wastes. The current application relates to a vehicle maintenance building which was granted under the original application F02A/1474. The gross floor area of existing buildings on site is 5,542 sq m, while the proposed works under this application equate to 429 sq m.

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Relevant Planning History

F02A/1474

Planning permission GRANTED for a Phased development of a proposed Waste Materials Recovery Facility and Biowaste Treatment facility including inter alia recovery and transfer building, biowaste 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 project is the subject of an application to the Environmental Protection Agency, for a waste licence, to include activities consisting of 'waste segregation', 'waste recovery', 'waste storage', 'waste transfer into vehicles for removal off-site' and 'waste composting', all of which are described in detail in an accompanying Environmental Impact Statement All of the relevant waste recovery and waste disposal activities are as per the third and fourth schedules of the Waste Management Act 1996 and The European Communities (Amendment of the Waste Management Act, 1996) Regulations, 1998, (S I No 166 of 1998), to which this application relates at Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11, (310450E/241050N)

A first party appeal (PL 06F 202468) was lodged against Condition No 4 of F02A/1474 -

Condition No 4

The proposed development shall not become operational until the Cappagh Road realignment scheme has been constructed and is operational

Reason It is considered prudent for the Planning Authority to sequence development on the basis of the provision of the necessary road infrastructure

The Board in its decision changed this condition as well as replacing the other conditions attached by Fingal County Council

F05A/1764 – Planning permission Granted for the Erection of 2 no high level signs (5 1m X 2 9m X & 2 7m X 1 6M) at Greenstar Material Recovery Facility, Millennium Business Park, Cappagh Road, Townland of Grange, Ballycoolin, Dublin 11, (Ref Pl 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

Interdepartmental Reports

Water and Drainage Dept – Insufficient information submitted with regard to surface water

Transportation Dept – No objection to proposal, subject to condition

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Submissions/Objections

No submissions or objections were received within the prescribed period

Pre-planning

There does not appear to have been any pre-planning undertaken for the current proposal

Assessment

The proposed development is assessed in terms of Development Plan policy and other relevant Government guidelines

The site of the proposed development is zoned 'GI', the objective of which is *"To facilitate opportunities for general industrial employment and related uses in industrial areas in the 2005 – 2011 Fingal County Development Plan"*

The current proposal consists of alterations to a vehicle maintenance building which was previously granted planning permission under F02A/1474

Previous Application

Under F02A/1474 the vehicle maintenance building consisted of the following

- Four bay building with ancillary plant accommodation consisting of plant rooms at ground floor level and a canteen at first floor level
- The eastern and western elevations were approximately 32 and 26 metres in length respectively while the northern and southern elevations were approximately 24 and 18 metres in length respectively
- GFA of the vehicle maintenance building was 834 sq m
- The maximum elevational height was 10.75 metres
- Finishes proposed consisted of Kingspan pitch roof cladding, Kingspan horizontal profiled steel cladding, concrete block/brick work and proprietary louver panels

Current Application

Under the current application, alterations to the vehicle maintenance building consist of the following

- Building reduced to approx 429 sq m
- Only Ground floor plan proposed consisting of workshop area
- Elevational changes proposed to all elevations of building, including 2 no 5m x 8m roller shutter doors to front elevation and 2 no security doors, security doors on each of the side elevations, no openings proposed to rear elevation
- Finishes proposed include insulated cladding to roof, and vertical cladding panels in goosewing grey
- Maximum height of 9.8m
- A total of 13 car parking spaces proposed based on 1 per 35 sq m (light industrial)

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The alterations proposed result in a much smaller building, with a double height single storey proposed as a workshop area. The plant rooms, office and canteen granted under the previous application have been omitted. The modifications proposed are considered acceptable in terms of the zoning objective, and with the existing and proposed development on site. In terms of visual impact the proposed building is basic with regard to design and materials, however the building is not visible from the public road and as such its impact is not considered significant. The car parking proposed is considered sufficient.

RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the Planning and Development Acts 2000-2006, subject to the following ~~(8)~~ 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

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 strictly comply with the conditions of An Bord Pleanála under PL 06F 202468, save for the changes specifically authorized by this permission

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

- 3 Prior to the commencement of development, the applicant shall submit a stormwater management system following the principles of Sustainable Urban Drainage and in compliance with the principles outlined in the 'GSDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2 New Development, Aug 2005

REASON In the interest of public health

- 4 That the water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the County Council, as follows

Foul Drainage

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

(ii) The foul drainage shall be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006

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Water Supply

(i) The following works shall be carried out by Fingal County Council Water Division at the applicant's prior expense

- (a) the connection to the public watermain
- (b) The testing, cleansing and sterilisation of all new mains
- (c) The provision of tappings to serve individual properties

(ii) To ensure a continuation of water supply, the applicant shall provide for 24 hour water storage

(iii) All water fittings and installations shall incorporate best current practices in water conservation

(iv) Supply shall be metered at applicant's prior expense. The applicant shall ensure that the facility for metering the premises be designed and constructed in order to ensure full conformity with the Government's Water Pricing Framework policy. The applicant shall obtain local authority approval for the design of the metering installation prior to construction

REASON In the interest of public health

- 5 The proposed development shall be carried out to the satisfaction of the Transportation Department, in particular

Parking spaces shall be lined/marked in accordance with the 'Traffic Signs Manual' 1996 and the 'Guidelines on Tender Documentation for Road Marking Materials', 2000, published by the Dept of Environment, Heritage and Local Government. Delineation lines shall be white thermoplastic (to EN 1436, 1997), with a minimum thickness of 3mm and a minimum width of 100mm

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

- 6 That all necessary measures including the provision of wheel wash facilities 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

REASON To protect the amenities of the area

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

REASON To protect the amenities of the area

- 8 The developer shall pay the sum of € (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the planning authority as a contribution towards expenditure that was/or that is proposed to be

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incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the council. The phasing of payments and the giving of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

Omit My
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REASON It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority

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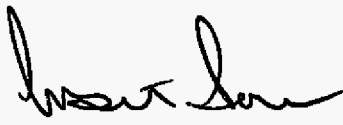
M McAleen 29th Sept '08
Senior Executive Planner

Endorsed:

Mick Galum 29/9/2008.
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 ~~(8)~~(7) my condition(s) set out above is hereby made

Dated 30th September, 2008


Senior Planner/Senior Executive Officer
Director of Services

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

29/9/08