

Deputy Planning Officer

Application No. 2979/13  
Proposal 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. The development will comprise (1) demolition of the former Acco Rexel Building (2) construction of a new two/three-storey building with a double vehicle loading bay, and including within the building, office and staff welfare facilities (3) alterations and additions to the former Cahill Printer building, consisting of demolition of the existing first floor offices and installation of ground level external air handling units with associated visual screening at south of the building; (4) construction of a new link building joining the two above buildings; (5) provision of a temporary accommodation comprising portacabins for staff offices, welfare and security for use during the phased construction of the development, (6) 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 as well as 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 workshops and a two-storey office and staff welfare facility. The works will include external roof top air handling units with associated visual screening. Total plan area of new building c. 21,750sq.m.

Location Former Cahill Printer, & Acco Rexel Buildings, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17

Applicant ADSIL

Date Lodged 23-Jul-2013

Zoning Zone 6 - DEV PLAN 2011-2017

Application Type Permission

**DM/EE**  
**12/09/13**

**Site Notice:**  
Yellow Site notice 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.'*

It is proposed to undertake a Local Area Plan for the Clonshaugh Industrial Estate

### **Site Description**

The site, which has a stated area of 40,600m<sup>2</sup>, is located toward the southern part of the Clonshaugh Industrial Estate, which is located to the north of Oscar Traynor Road. The overall site is located to the west side of the main estate spine road and north of the estate's security barriers and main estate entrance. The Acco Rexel (DUB 50) is on the corner of the estate road. The former Cahill Printers building (DUB 52) building lies immediate to the south of DUB 50 and to the west of the main spine road. The buildings lie to the north and uphill from DUB10 which hosts the first phase of the datahall scheme (Reg. Ref. 3652/11 etc refers).

### **Proposed Development**

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.

The development will comprise

- @ 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 1<sup>st</sup> 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.

### Site Planning History

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.

*The subject proposal is an ancillary development to the parent scheme a server centre for data storage permitted under Reg. Ref. 3652/11 – see planning history below.*

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  
*The development will consist of:*

- 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

*application site will be located to the east of permitted Block no. 3 (per reg ref 1883/07) and will be located generally by the internal road network permitted under reg ref 1883/07.*

- 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
- 5322/07 Invalid application as per 5594/07
- 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.  
 Water Services: No objections subject to conditions.  
 RTPD (Roads) No objections subject to conditions.  
 City Archaeologist: No objections subject to conditions.

#### **Planning Assessment**

The subject proposal is effectively an alternative development option to said previous permitted scheme. Reg. Ref. 2688/13

#### *Design & Integration*

The proposal will not be viewable from the main public realm to the south in the form of the 'Z9' zoned Santry River park area and Oscar Traynor Road.

While the subject proposal is larger than the latest permitted development on site it is considered, as before, that the development will result in the improvement to the visual amenities of the estate by way of the upgrading and/or replacement of existing light industrial buildings. External plant will be satisfactorily screened from immediate view. The combined development will see the DUB 52 building stay at c.9m in height. The modified DUB 50 which will include an extended 1<sup>st</sup> floor will be mainly 15.5m/16m in height above ground level depending on which side it is measured from. A very small portion of DUB50 will extend to 18m above ground level which houses the lift/stair core.

The development will also improve the viability and vitality of the estate by the reuse, adaption and upgrading of vacant or underused floorspace. It is considered that the phase

1 development to the south as part of the overall scheme including the subsequent related developments have had no obvious negative impact on the visual amenities of the area. (Reg. Ref. 3652/11 etc refers)

A landscape plan and planting schedule including tree protection measures have been submitted with the subject proposal. It is noted that there will be a net gain of c.67 trees.

#### *Amenity Impacts*

The applicant has submitted a noise impact assessment of the proposal - with their consultants noting that as based on the existing noise environment predicted noise levels would be within best practice tolerances at the nearest noise sensitive locations, and also for adjacent industrial/commercial premises.

An Air Quality Report has been submitted - using air dispersion modelling to examine residential receptors, air intakes (AHUs) on nearby industries and AHUs on site – which concluded maximum one hour ground level concentrations will not exceed relevant odour threshold level at the worst case residential receptors, AHU's nearby and of AHUs on site

#### *Appropriate Assessment*

The applicant has submitted a 'Stage 1' screening for an Appropriate Assessment as required by the Habitats Directive. The stage assessment screening has resulted in a Finding of No Significant Effects to the Natura 2000 Sites located in the north Dublin Bay Area- and therefore a "Stage 2" Appropriate Assessment is not required.

#### *Traffic/Access*

The RTPD (Roads) comments as follows:

*This is an application for a new 2/3 storey building to replace the existing Acco-Rexel building as well as alterations and additions to the existing Cahill Printers facilities in Clonshaugh Business and Technology Park, Dublin 17. Permission was recently granted at the site for use as a data centre under 2688/13, DUB 10 facility. The proposed DUB 52 facility and DUB 50 facility are located immediately to the north of the DUB 10 facility which was granted permission under Reg. Ref. 3534/11 and is currently under development. It is proposed that the new building will be connected to the existing retained Cahill Printers building by means of a permanent link building.*

*A Transport Report has been submitted as part of the application. The TA notes that there are 120 spaces at the existing site, with 70 spaces within the Acco Rexel site and 50 spaces within the Cahill Printers site. It is proposed to provide a total of 69 car parking spaces at the site which will be adequate to cater for a workforce of 30 people at any one time and for a total of 10 delivery vehicles per week.*

*A total of 10 cycle parking spaces are proposed in the development which is considered suitable having regard to the location of the site and the numbers of staff. There is currently no cycle parking at the site.*

*Access to the site is from the existing entrance into DUB 10 facility off the internal Business Park Road network which will be retained. An emergency access/egress point is also proposed to the north of the facility with a third emergency access/egress point proposed at the existing entrance to the Cahill Printers site.*

*This division has no objection to the proposed development.*

**RECOMMENDATION:**

**There is no objection to the proposed development subject to the following conditions:**

1. Insofar as the Planning & Development Act 2000 to 2011 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 landscape scheme accompanying the application shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within 3 years of planting shall be replaced in the first planting season thereafter. (The landscape scheme shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

Reason: In the interests of amenity, ecology and sustainable development.

3. The requirements of the Roads & Traffic Planning Division shall be undertaken as follows:

a) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

b) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interests of traffic safety.

4. 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 (see [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).

b) Any connection from this development to the public sewer network must be carried out by Drainage Division of Dublin City Council, at the developer's expense, and will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled their requirements including the payment of any financial levies. Developers are not permitted to connect to the public sewerage system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense.



- c) The outfall manholes from this development must be constructed in accordance with the Code of Practice for Development Works – Drainage.
- d) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
- e) There is an existing public sewer running through/adjacent to the site. A clear distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No load shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.
- f) All private drain fittings 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.
- g) All over ground oil storage tanks on site shall be surrounded with an impervious bund structure, in accordance with current requirements, which are available from Drainage Division. Details of the proposed structure shall be submitted to Drainage Division for written approval prior to construction.
- h) All surface water discharge from this development must be attenuated to two litres per second per hectare.

Reason: In the interests of public health.

5. The requirements of the Water Services Division shall be undertaken as follows:

- a) All installations, fittings and materials must be in accordance with appropriate standards and approved in advance by the Water Services Division to ensure their compatibility with Dublin's water supply system and to protect public health. In addition, full details of all internal installations (including pumps and break pressure tanks) must be provided in advance to the Water Services Division so as to ensure that they are in accordance with the requirements and standards of the Dublin City Council Waterworks Regulations 1975, Bye-Laws for the Management of Water Services and the Conservation of Drinking Water 2003 (both available on [www.dublincity.ie](http://www.dublincity.ie)) and other appropriate standards.
- b) Connections to existing Dublin City Council watermains will be carried out by the City Council at the expense of the Applicant.
- c) Incoming direct feed pipes shall only feed storage tanks or drinking water points. All appliances and fittings, including central heating units, shall only be fed from internal storage tanks.
- d) The rate of draw off per hour through a service pipe shall be controlled so as not to exceed at any time one twelfth of the maximum daily requirement.
- e) Storage equivalent to 24hours usage (or as specified in the Dublin City Council Waterworks Regulations 1975 – whichever is the greater) shall be provided in all developments.
- f) Any proposals for the use of rainwater, grey water, brown water or a well supply on the site shall be submitted to the Water Services Division for consideration and approval before

construction commences on site. In the interests of public health and good practice, the Applicant shall comply with the requirements of the Water Services Division in this regard.

g) Covers and frames in footpaths and similar areas shall be Class B standard.

h) The Water Services Division should be notified at least one week before it is proposed to commence work on site.

i) A booster pump(s) shall be installed in each unit of the proposed development which is greater than two storeys in height and full details of the proposed installation shall be submitted to the Water Services Division for written approval before construction commences on site. All booster pumps in excess of 10 litres/min capacity must be fed from a break cistern. The effective capacity of a break water cistern should be decided after consideration of the total water storage requirements and its location within the building but should not be less than 15 minutes pump output.

j) It is the responsibility of the Developer and future Complex Management to ensure the satisfactory quality of the potable water stored in the break tank(s). In this regard, a suitable maintenance schedule must be put in place to avoid any contamination, misuse or undue consumption of all water stored for domestic use.

k) To ensure a satisfactory supply of water for the proposed development the Developer is required to provide a suitable water supply pipe to the development. It is the responsibility of the Developer to obtain all necessary permissions and approvals to lay this pipe. Copies of these permissions plus details of the proposed pipe shall be forwarded to, and approved by, the Water Services Division before construction commences on site. That part of the work which will be in public property will be carried out by Dublin City Council at the Developer's expense. Pipes to be laid in accordance with the Dublin City Council Water Services Division's Code of Practice for the Laying of Distribution Watermains (available on [www.dublincity.ie](http://www.dublincity.ie)).

l) There may already be an existing private watermain along some or all of the proposed route. If the Developer wishes to extend and / or obtain a connection from this private main, it is his / her responsibility to obtain all necessary permissions and approvals. Copies of these permissions plus details of the proposed pipe shall be forwarded to, and approved by, the Water Services Division before construction commences on site. Watermains shall be laid in accordance with the Dublin City Council Water Services Division's Code of Practice for the Laying of Distribution Watermains.

m) The proposed development requires the submission to the Water Services Division of an approved Water Management and Conservation plan before construction commences on site. This plan will include details of the Applicant's proposals in relation to water mains and all internal plumbing and fittings. It shall also outline how water wastage, leaks or excessive consumption may be prevented or identified and remedied. All such works to be at the expense of the Applicant.

Reason: In the interests of public health.

6. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

7. (a) 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.

(b) 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.

8. 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 and other 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 developers 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.

9. (a) During the construction and demolition phases, the proposed 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.'

(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 premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

(c) Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing, by the planning authority for the effective control of noise from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

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

10. Before this development commences, a financial contribution in the sum of Euro 1,298,538.00 shall be paid by the Applicant to Dublin City Council under Section 48 of the Planning and Development Acts 2000-2011.

The contribution shall be payable prior to commencement of development or as otherwise agreed by the Council. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the Dublin City Council Development Contribution Scheme 2013-2015.

Reason: Investment by Dublin City Council in public infrastructure and facilities benefiting

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development in the area, and that is provided, or that is intended will be provided, by or on behalf of the Council. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

Dublin City Council