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Our ref: 20210915_0700/sdcc/gphl/1136/nd
Your ref:

Senior Executive Officer
Forward Planning Section
Land Use Planning and Transportation Department
County Hall
Tallaght
Dublin 24

15th September 2021, by hand

At: Senior Executive Officer
Re: Our clients: Grehan Plant Hire Limited (GPHL)
Submission as part of public consultation on SDCC County Development Plan 2022-2028 (zoning proposal 1 of 2)

Dear Sir / Madam,

Please find enclosed written submission as part of public consultation on SDCC County Development Plan 2022-2028 (zoning proposal 1 of 2).

We thank you for your attention to the foregoing.

Yours faithfully,

[REDACTED]

Planning Department
Planning Counter
15 SEP 2021

Michael Dineen

Enclosed: Zoning proposal 1 of 2 (7 pages)

Received

GREHAN PLANT HIRE LIMITED (GPHL)

**SUBMISSION AS PART OF PUBLIC CONSULTATION ON SOUTH
DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028**

**ZONING PROPOSAL 1 OF 2:
CHANGE OF ZONING USE OF LANDS AT SLADE, SAGGART, CO.
DUBLIN TO OBJECTIVE EE (ENTERPRISE & EMPLOYMENT)**



September 2021

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1.0 Introduction:

1.1 Preamble:

- Grehan Plant Hire Limited (GPHL) is the proposer and the owner of lands at Slade, Saggart, Co. Dublin.
- GPHL address: Slade Lane, Saggart, Co. Dublin
- GPHL registered address under the Companies Act: 27 New Cork Road, Midleton, Co. Cork, P25K162
- GPHL has retained M.F. Dineen & Co. Ltd. chartered engineers (MFD) to prepare a zoning proposal submission as part of the public consultation on the South Dublin County Development Plan 2022-2028.

1.2 Context of submission:

- GPHL is a plant hire, maintenance, and civil engineering contracting company.
- The site has recently been the subject of enforcement warning letter ref ENF: S8487 dated 18th June, 2020 from South Dublin County Council (SDCC) alleging unauthorised development.
- While the site is a legacy site that has not had the benefit of zoning or planning, the site has been used as a plant yard for over 20 years and is protected from enforcement by the so called 'seven year rule' under the planning acts.
- It is considered that the above circumstances have led to a type of stalemate which has stalled the SDCC enforcement process and has also left GPHL in a type of planning limbo. For this reason, GPHL has been engaged with SDCC during the past year or so to regularise the planning status of the site.
- In this regard, GPHL has already submitted a detailed pre-planning permission application and has indicated it is willing to work with SDCC in relation to regularising the site by undertaking the necessary sequence of actions required to do so i.e. a zoning proposal, followed by a full retention planning permission application with appropriate environmental mitigations, emission limits, etc. and it is in this context that this submission is made.

- Site address: Slade Lane, Saggart, Co. Dublin
 - Townland & County: Slade in the County of Dublin
 - ITM coordinates of site: E703705; N725890
 - Application site boundary enclosing c. 4.0921 Ha
 - The site is c. 200 m from the Saggart urban boundary
 - Refer also to Drawing 1136-ZP-01 enclosed under Appendix 01
- ## 2.2 Existing land use:
- The site is currently zoned under Objective RU: 'To protect and improve rural amenity and to provide for the development of agriculture'
 - While the site would *prima facie* appear to be set in predominantly rural countryside, the site is actually bounded on all sides by lands with land uses that are non-agricultural.
 - The site itself, the adjacent site to the north, the adjacent site to the west, and the adjacent site to the south are all in industrial / commercial / enterprise uses. Other sites to the south are residential ribbon development.
- ## 2.3 Existing development:
- Workshop buildings; c. 14.75 m x 30 m; c. 442 m² gross floor area
 - Existing yard & hardstanding areas; c. 5,886 m²; ancillary infrastructure including: storage areas, fencing, gates, site services, tanks, poles, upgraded security & CCTV systems, etc.
 - Existing secured yard within the main yard including: site offices / storage units, storage containers, fueling facilities, etc.
 - Existing site access & upgraded access gates
 - Existing well
 - Quarry fill to extended hardstanding areas; c. 892 m²
 - Existing WWTP & percolation area
 - Existing toilet block, canteen, & welfare units
 - Existing oil interceptor
- ## 2.4 Existing infrastructure & services:
- The site is accessed via Slade Lane which joins the Bohetboy Road c. 200 m to the north of the site.
 - The site has access to the N81 Blessington Road via 5 minute drive eastbound on the Bohetboy Road or southbound on Slade Lane
 - The site has access to the N7 / M7 via 5 minute drive westbound on Mill Road for small vehicles
 - Access junction geometry, sightlines, and existing road capacity are in place and there is ample capacity for upgrading same if required
 - The site is fully serviced with 3-phase power, mains water and drilled well, surface water management system, WWTP & percolation area, and internet / phone.
 - The site is close to existing SDCC storm and waste water sewer infrastructure in the event that upgrading of these systems will be required.

3.0 Proposal:

3.1 Zoning proposal:

- This submission proposes that: the current zoning use objective of the site: "Objective RU: To protect and improve rural amenity and to provide for the development of agriculture" be changed to: "Objective EE: To provide for enterprise and employment related uses"

3.2 Proposed development:

- Construction of new environmental impact mitigation measures including noise attenuation barriers & planted screening treatments
- Retention of plant yard, all associated & ancillary works & current uses including the management, storage, repair, & maintenance of plant, equipment, & construction materials
- Existing site infrastructure for retention including the items scheduled under section 2.3 above.

3.3 Planning need & planning gain:

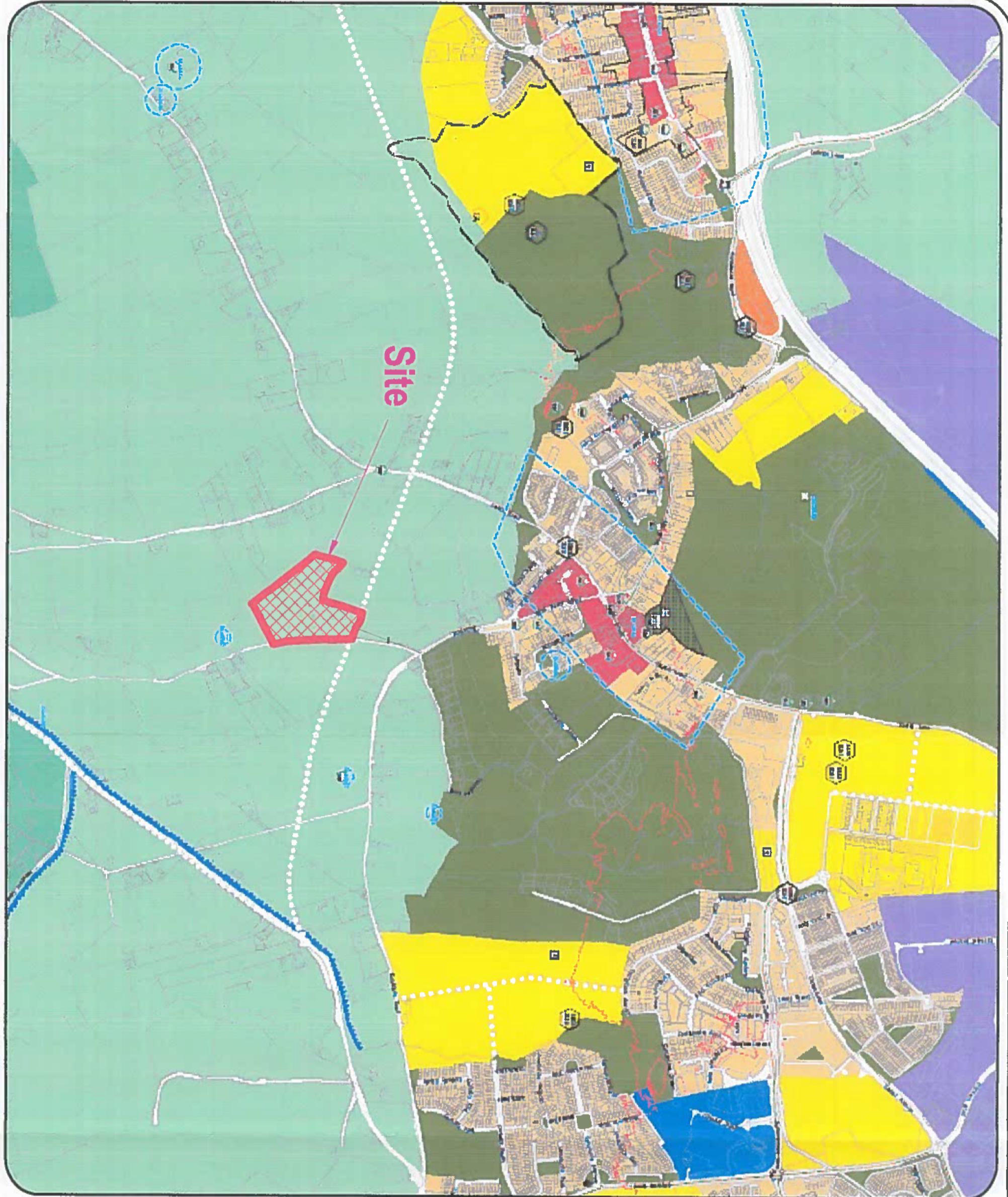
- As discussed earlier in Section 1 above, GPHL is engaged with SDCC in relation to regularising the planning status of the site by undertaking the necessary sequence of actions required to do so i.e. initially change the zoning use objective of the site under the current CDP to a zoning use objective under the 2022-2028 plan which is more consistent with the site's current use.
- GPHL has a fundamental need to retain a suitable plant yard site, near to but not within, an urban setting in order to sustain its existing business activities. In this regard, heavy plant yards cannot feasibly be located in a confined urban setting and have traditionally been located near national roads or motorways in rural areas or on the periphery or hinterlands of built-up areas. Wide and long loads need sufficient forward visibility, adequate available headroom under bridges, adequate carriageway width, and adequate space for turning movements.
- The site is currently zoned "Objective RU: To protect and improve rural amenity and to provide for the development of agriculture", but the site has little value for agricultural use or as part of a policy of protection of greenbelt given that it, and many of the sites in its vicinity, have been developed and are already out of character with the defined agricultural nature of Objective RU.
- The proposal would not constitute the introduction of industrial or enterprise land use into a rural area which would set an undesirable precedent and be contrary to the character of the area, because the character of the area in question is already locally heavily industrialised. The proposed zoning use objective is more consistent with its current use which will be continued at the site into the future whether the zoning map changes or not under the new plan.
- The proposed zoning use objective is consistent with draft SDCC CDP 2022-2028 EDE1 Objective 3: (p330 of chapter 09) which states:

"To ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate a range of enterprise and employment development types and to promote compact growth by strengthening the integration between employment, housing and transportation"

- The site is a legacy site which has been in 'development limbo' for some time and which can now, under this consultation process, be more pragmatically zoned and subsequently gainfully developed in a sustainable manner which is consistent with development policy, supportive of local enterprise, local jobs, and the economy.

4.0 Appendices:
4.1 Appendix 1: Drawings:

- Drawing 1136-ZP1-01) Site location map (basemap: zoning map sheet 8)



NOTES & LEGEND

- Application site boundary enclosing c. 4.0921 Ha
- Site address: Saggart Lane, Saggart, Co. Dublin
- Townland & County: Saggart in the County of Dublin
- RTM coordinates of site: ET03705; N725890
- Base map: zoning map sheet 8

REV	DATE	DESCRIPTION
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0.0	15. Sept '21	for issue



MFD M.F. Dineen & Co. Ltd.	
Chartered surveyors, engineers & professional services	
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PROJECT:	Saggart site zoning proposal 1 of 2
CLIENT:	Graham Plant Hire Ltd.
TITLE:	Site location map (base map: zoning map sheet 8)
Drawn:	MD 15/09/21
Checked:	JM 15/09/21
Approved:	MD 15/09/21
Scale:	1:10,000 at A3
DRG:	1136-ZP1-01

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