

**Re.:** Preliminary-part 8 comments – Proposed In-Carlow Enterprise Campus

**From:** Pdraig O'Shea (Senior Executive Planner)

**To:** Pierce Kavanagh (Economic Development Officer)

**CC:** Anita Sweeney (Senior Planner)

**Date:** 27<sup>th</sup> May 2021

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### **Proposed Development**

Carlow County Council – Local Enterprise Office (LEO) wish to seek Part 8 approval for the construction of a mixed use development of light industrial and office units on recently CPO's grounds at the back of Enterprise House (O'Brien Road, Carlow). The proposed development of new light industry and office units will combine with Enterprise House to create an 'Enterprise Campus' in this area for start up and developing companies which are moving to their next stage of development and wish to scale up to larger unit/premises.

The development will comprise of the following;

- A 2 storey building for light industrial use with ancillary office space comprising 1,151 sq.m
- A 2 storey building for office use with single storey plant area comprising 1,267 sq.m
- A single storey store comprising 15 sq.m
- A 2.5m wide bicycle path connection to O'Brien Road.
- And associated services including external refuse store, signage, cycle bays, landscaping, sculpture and boundary treatment.

An Appropriate Assessment Screening Report for the proposed development has been prepared by 'Biologic Solutions' in April 2021.

### **Initial Planning Appraisal**

#### **Joint Spatial Plan for the Greater Carlow-Graiguecullen Urban Area 2012-2018 (As Extended)**

- The site is zoned 'Enterprise and Employment' in the Joint Spatial Plan for the Greater Carlow-Graiguecullen Urban Area 2012-2018 as extended. The zoning objective is *'To provide lands for enterprise and employment uses, that do not generate emissions including campus-style offices, storage and warehousing uses, wholesaling and distribution, commercial services with high space and parking requirements where it may not be possible to find a town centre location'*.
- The purpose of this zoning is to promote the use of lands sites for the provision of new employment generating facilities. It is the policy of the Councils to ensure that there is adequate land available to facilitate opportunities for employment creation, and these lands will accommodate commercial and enterprise uses that are not suitable for town centre locations by reason of their high space specifications or the nature of the uses. Warehousing, commercial, enterprise and ancillary services should be provided in high quality landscaped campus style environments, incorporating a range of amenities. No new retail warehousing will be permitted within this land use. The uses in this zone may generate considerable amount of traffic by both employees and service traffic. Sites should therefore have good vehicular and public transport

access. The implementation of mobility management plans will provide important means of managing these sites to enhance sustainability. Proposals for new development in areas at risk of flooding as identified within this zone will be subject to the development management justification test as outlined in The Planning System and Flood Risk Management Guidelines 2009.

- The overall principle of the proposed warehouse and office units would be acceptable under the above zoning.

### **Relevant JSP Policies and Objectives**

#### Part 2 Core Strategy Principle (P.22)

*'Consolidate enterprise and employment areas, directing this type of development to serviced lands and brownfield sites in the interests of efficient use of resources and sustainable transport'.*

#### **CO4 Jobs and Prosperity**

*'Create a strong, efficient local economy, delivering growing numbers of jobs and a diverse range of industrial, commercial and retailing enterprises, which can be easily accessed by residents and visitors; in particular retail development shall be permitted in line with the retail hierarchy, strategy and guidelines.'*

#### Economic Development Objectives

*ECO 001 'Build on the role of the Greater Carlow Graiguecullen Urban Area as the principal driver for economic development in County Carlow and reflecting its designation as a County Town in the South-East Regional Planning Guidelines, service town in the Midlands Regional Planning Guidelines and its designation as a Level 1 Tier 3 retail town and its location close to county boundaries'*

*ECO 003 'Encourage a collaborative, positive and strategic approach to economic planning and development, in particular strengthening linkages between educational, research and enterprise activities and also strengthening linkages between commodity production in the rural hinterland and the potential for related urban-based manufacturing or processing'.*

*ECO 004 'Work with other key agencies to cultivate a receptive administrative environment that is conducive to local entrepreneurship in small and medium enterprise sector and as well as large-scale inward investment'.*

#### Industry and Enterprise Policies

*ECN P01 'Collaborate with IDA Ireland, Enterprise Ireland, County Enterprise Boards, Teagasc, Institute of Technology Carlow and Carlow College to drive growth in the industrial and enterprise base of the Greater Carlow Graiguecullen Urban Area'.*

*ECN P02 'Foster the development of clusters of complementary enterprises and specialist skills in particular sectors, including the following:*

- *Green economy including renewable energy*
- *Pharmaceutical research, development and production*
- *Food science, engineering and production*
- *Process engineering and manufacturing*
- *Bio-fuel research, development and production*



- *Life Sciences including Biotechnology*
- *Environmental Science and Bio-Energy*
- *Information Communication Technology and Digital Media*
- *Financial services*
- *Project management*
- *Business, management, sales and human resources*

*ECO 008 'Promote the high quality of life within the Greater Urban Area in order to attract mobile enterprise investment and skilled workers'*

*ECO P03 'Steer proposals for labour-intensive enterprise development towards the town centre locations'.*

*ECO P04 'Direct industrial or enterprise developments with high space requirements towards suitable opportunity sites or serviced enterprise areas in order to make efficient use of existing transport, broadband and water services and with a view to creating small clusters of businesses locating together to achieve economies of scale'.*

*ECN P09 'Foster the development of local start-up enterprises and encourage the full use of existing enterprise incubator space at IT Carlow and Enterprise House on O'Brien Road and facilitate the provision of additional incubator space'.*

*PI P27 'Focus employment uses in areas that are served by fibre-broadband to make efficient use of public infrastructure investment'.*

#### **Planning History**

07/5859: PP granted to construct two industrial/warehouse units with offices, storage, parking, large front signs, site signage, boundary walls and fences and all associated site works. (Applicant: John and Tom Walsh).

08/6055: PP granted for change in use from light industrial to commercial incorporating bulky goods retail and offices. (Applicant: John and Tom Walsh)

13/6572: Extension of Duration granted for Planning Ref 08/6055 until 5<sup>th</sup> April 2018.

**Note:** No works had commenced on the above permissions which have now since expired.

#### **Archaeology & Built Heritage**

- The site is located outside the zone of archaeological notification for Carlow Town.
- There are no recorded monuments within or adjoining this site.
- There are no protected structure located within or adjoining this site.

#### **Appropriate Assessment**

It is noted that a Stage 1 Appropriate Assessment Screening Report has been prepared for this project by 'BiologiQ Solutions'. The screening report concludes that the project, alone or in combination with other proposed or actual developments or activities, will not produce a significant impact on the water quality of the Burren River, part of the River Barrow SAC, its conservation objectives for qualifying interests, subject to control measures onsite. By adhering to same, the proposed enterprise campus

does not require an appropriate assessment as the construction is unlikely to have a significant effect on the closest Natura 2000 site.

The requirement for a Stage 2 Appropriate Assessment (NIS) has therefore been determined as not required.

### **Environmental Impact Assessment**

The proposed development does not fall within any of the categories requiring a mandatory EIA under Schedule 5 of the Planning & Development Regulations 2001 (as amended).

Notwithstanding same, an EIA screening report should be prepared to screen the proposed development for the need for EIA including the criteria listed in schedule 7 and 7A for subthreshold development.

### **Flood Risk**

The site is located outside of the OPW 1/100 and 1/1000 flood risk zones identified for Carlow Town under the CFRAM study. There is no requirement for a site specific flood risk assessment for this proposal.

### **Car Parking Standards**

Section 2 of the JSP (Transport Movement and Access) identifies the car parking and cycle parking requirements for new development.

Light Industry requires 1 car space per 50sq.m (gfa) outside of the town centre

General Office development requires 1 car space per 20 sq.m (gfa) outside the town centre.

For cycle parking, 1 cycle space per 250 sq.m light industry use is required, with 1 cycle space per 150 sq.m general office space is required.

A parking schedule is set out in the submitted site layout plan drawing whereby the light industrial unit Block A (1,151 sq.m) will require 23 car spaces and the general office unit Block B (1,267 sq.m) will require 63 car spaces.

The total car parking requirement is therefore 86 spaces. The site layout plan identifies 60 car parking spaces to serve the proposed development, however from a review of the planning history for the adjoining Enterprise House development, there is a surplus of 19 car parking spaces currently at this adjoining site. When the excess car parking spaces available at Enterprise House is included, a total of 79 car parking spaces are available to serve the overall development.

8 no. cycle parking spaces are identified.


I note the referral response from Kieran Cullinane (Senior Engineer, Transportation Dept) on 30/04/2021 for the preliminary Part 8 proposal indicates that he was consulted during the design phase of this part 8 and he is satisfied that the layout, car parking provision, cycle parking, and turning circles are acceptable.

### Other comments


- The overall design and layout of the light industrial and office units are considered generally acceptable to the Planning Authority. Complete details on the external finishes to be shown on the Part 8 drawings.
- Detailed Landscaping measures to be outlined in the Part 8 documents.
- The referral response received from Pat Connolly (Environment Section) on 26<sup>th</sup> April 2021 requested amendments to the AA screening report. These amendments should be incorporated into the screening report document which should be updated.
- The proposing department is reminded of the need to consult with Transportation Section, Municipal District Engineer, Environment Department and Water Services Department with regards to any initial comments they may have on this proposed development.

### Preliminary Conclusion

The Planning Department has no objection with the proposal proceeding to Management Team and the procedure for placing on public display in accordance with the Council's Part 8 Procedure.



Padraig O'Shea  
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Carlow County Council  
27/05/2021



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27/05/21

