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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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**PLANNING  
DEPARTMENT**  
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Dublin 24.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2400	Date of Decision 16/07/2001
Register Reference S01A/0204	Date: 06/04/01

**Applicant** Jonova Properties Ltd.,  
**Development** An office based industrial development as follows-  
(a) Demolition of existing buildings  
(b) Three no. buildings of four, five and six storeys comprising of a total of 12,210sq.m of office based industry and ancillary accommodation.  
(a) A two storey underground carpark with a total of 407 car parking spaces.  
(b) New entrance, boundary walls, landscaped areas and 27 surfaced carparking spaces.

**Location** Ballymount Road, Naas Road, Dublin 22.

**App. Type** Permission

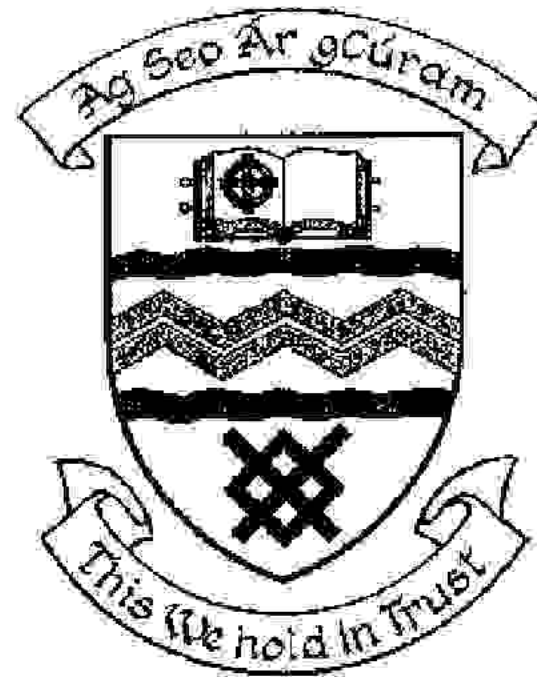
Dear Sir/Madam,

With reference to your planning application, received on 06/04/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit an Environmental Impact Statement in accordance with the European Communities (Environmental Impact Assessment) (Amendment) Regulations 1999, Part II, Section 10, (b) (ii) Construction of car-parks providing more than 400 spaces, in respect of the proposed development. The applicant is advised that revised public notices are required in respect of the application advertising the EIS as part of application.
- 2 The applicant is requested to submit a Transportation Impact Statement and a Mobility Management Plan, with an emphasis

Group Design Architects,  
118 Rock Road,  
Booterstown,  
Co. Dublin.

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on the encouragement of alternative modes of transportation to the motor car for employees. The capacity of the proposed LUAS Light Rail Systems in conjunction with existing development in the vicinity should be accurately assessed. The applicant is also requested to indicate the number of employees which will use the proposed structures. The applicant is advised that the Planning Authority are commissioning a land use and transportation study of the Tallaght and Naas Road/Ballymount area. The applicant shall have regard to the findings and recommendations of the study if available in responding to this request for Additional Information, or should consult directly with the Planning Authority and the Council's Roads Department in advance of these findings being available.

- 3 The applicant is requested to submit details of proposed surface and foul water drainage to the requirements of the Environmental Services Department, South Dublin County Council with regard to the following:
- (a) The applicant's drainage drawing (G49/01) shows the surface water drainage from development discharging to an "existing surface water manhole" at the south of the site. There is no public sewer in this location therefore the applicant shall clarify whether this is in fact a private sewer. If this is the case the applicant shall be required to submit written consent from the owner of this sewer to discharge surface water run-off from the development into it together with details to show the sewer has capacity to cater for the additional run-off from the development. The applicant shall also clarify, by means of a layout, which public sewer / stream the run-off will eventually discharge into.
  - (b) The applicant's surface water drainage calculations should be re-examined. A site with a net impermeable area of 4963m<sup>2</sup>, with a rainfall intensity of 32mm/hr, will have a resultant discharge of 44.15m<sup>3</sup>/s and not 23.6m<sup>3</sup>/s as shown. The applicant shall therefore revise the proposed pipe sizes and gradient accordingly to cater for this flow.
  - (c) In relation to the proposed underground car park, drainage information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall be allowed for an overflow storage facility in the event of pump failure. Information shall also show



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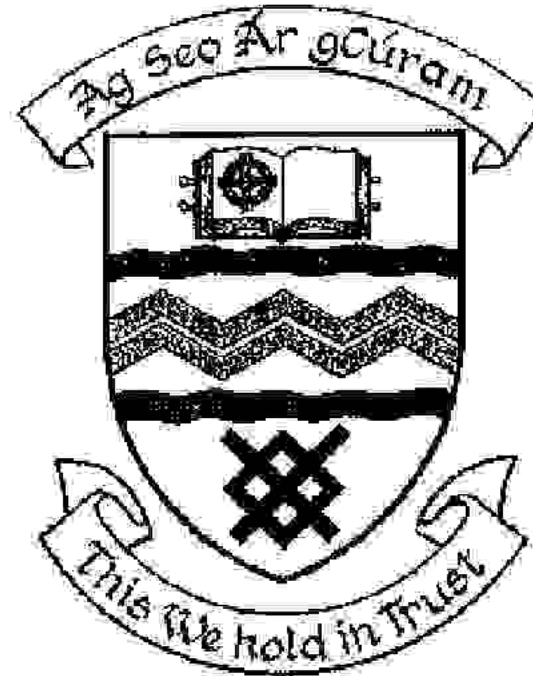
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how basement shall be adequately protected from flooding

(d) All surface water runoff, including that from the basement carpark, from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.


(e) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(f) Applicant to ensure full and complete separation of foul and surface water systems

(g) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space.

Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

16/07/01