

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0366	Date of Decision: 25-Mar-2021
Register Reference: SD21A/0022	Registration Date: 02-Feb-2021

Applicant: John Power

Development: Partial change of use from warehouse/storage to office use on ground and first floor level consisting of offices, canteen and toilet facilities, internal staircases, and associated facilities; 1 dock leveller located on the south west elevation to existing loading bay; new external windows & doors for office spaces to the existing south east south west and north west elevations with formation of entrance to office space to existing south east elevation; new carparking/hardstanding to provide 27 car parking spaces inclusive of 2 disabled spaces; external ramped/stepped to approach to office entrance to south west elevation; alterations to existing perimeters gabion walls to the south west of existing site and realignment of kerbing and shrub line to south west elevation; car parking external LED lighting provided by way of lamp standards to car park; alterations to existing surface water drainage and associated site works.

Location: Unit 2024, Bianconi Avenue, Citywest, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Feb-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning

& Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. There are concerns with the increased level of parking proposed as well as the lack of justification submitted for the increase. There are also concerns with the accessibility of the site to accommodate HGVs. The applicant is therefore requested to submit the following as additional information to enable the Planning Authority to make an informed decision:
 - (1) a justification and rationale for the proposed increase in car parking spaces by 27 spaces. The applicant should refer to the SDCC car parking standards in the County Development Plan - Table 11.23: Maximum Parking Rates (Non-Residential). The applicant should also note that there is a requirement to provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.
 - (2) details of bicycle parking spaces for the proposed development in terms of numbers proposed and the proposed location within the site shown on drawings. The applicant should refer to SDCC bicycle parking spaces standards - Table 11.22: Minimum Bicycle Parking Rates. The applicant should note that bicycle parking spaces should be covered and that details of these structures including drawings should be submitted.
 - (3) revised layout, showing a detailed design of the vehicular access points, including a swept path analysis showing how HGVs access from the main road, and a visibility splay in both directions for vehicles exiting the proposed development.

2. There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to submit the following information to enable the planning authority to make an informed decision:
 - (1) The proposed surface water attenuation of 34m³ is considered to be undersized by 50%. A revised drawing showing surface water attenuation increased by 50% is requested.
 - (2) Submit details of SuDS (Sustainable drainage System) for surface water attenuation. Examples of SuDS include channel rills, filter drains, swales, tree pits and other such SuDS where suitable.
 - (3) The proposed discharge rate of 7.5 litres/second is too high. Water services calculate the discharge rate Q bar to be 2.5 litres/second. A drawing is requested showing the revised discharge rate at hydro brake for the proposed surface water attenuation system.
 - (4) The drainage drawings submitted with the application are unclear in that ink is faded and notations are difficult to read. Revised drawings are requested clearly showing surface water services and the building outline.

3. There are concerns regarding the lack of information submitted in relation to trees and landscaping within the site. The applicant is requested to provide the following information to enable the planning authority to make an informed decision:
 - (1) a detailed landscaping scheme for the proposed development. The applicant should provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections/elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.

(2) a detailed tree and hedgerow survey report for the trees within the proposed development area. This shall comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction recommendations. The report shall be carried out by an independent, qualified Arborist.

4. There are concerns with the lack of information submitted in relation to ecology and bats and the potential impact that the proposed car park and area of hardstanding could have on them given the presence of mature trees and other green infrastructure. Given the policies and objectives regarding Green Infrastructure and wildlife protection in the County Development Plan 2016-2022, the applicant is requested to submit the following information to enable the Planning Authority to make an informed decision:
- A bat survey for bat usage carried out across the entire site to assess roosting and feeding/foraging activities and to assess the potential impacts on these species arising from the proposed development. The survey should also take into account the trees on site and their potential loss and the proposed additional lighting. The survey should be undertaken by a qualified and experienced bat expert at the appropriate time of the year and under the weather conditions appropriate for the survey for the survey of such species.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0022

Date: 25-Mar-2021

Yours faithfully,


for **Senior Planner**