

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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BMA Planning
128, Lower Baggot Street
Dublin 2

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0545	Date of Decision: 27-Apr-2021
Register Reference: SD21A/0051	Registration Date: 03-Mar-2021

Applicant: RGR Holdings Limited

Development: The continuance of use of the existing 3 buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/ fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by condition 9 of that permission. A Protected Structure - Former Gun Powder Store (RPS Ref. 205) - is located within the application site.

Location: Wilsons Auctions, Green Isle Road, Corkagh, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Mar-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. The Planning Authority has concerns regarding the principle of the use on the site. The SLO allows 'ancillary auction uses'. It is not considered that the applicant has demonstrated that the auction element of the proposal is ancillary to the warehousing. In order to address this matter, the applicant is

requested to provide details of the uses on the site, to include a revised site layout plan and detailed development report. The additional information provided should include, at the very least:

(a)

(i) details of where auctions occur throughout the 3-structures on the site (and the associated hard-standing areas immediately to the front and side of the structures, if at all).

(ii) Areas used for warehousing/storage.

(iii) Areas used for both auctioneering and warehousing/storage.

(iv) Details of the days and times the auctions take place; details should include concurrent auctions in different areas of the buildings and the actual number of auctions taking place each day.

(v) any variance of use on days when the auction is taking place verse when there is no auction; details of the operations carried out on the site if, and when, no auctions are taking place.

(vi) it is noted that Covid legislation may have had an impact on the operations of the business and the applicant is requested to provide this information based on both the present time and operations outside of 'Covid'.

(vii) A labelled site layout plan and development/operational report to complement the above.

(b) An additional site layout plan is requested, that shows all built areas/areas of hardstanding on the site, which clearly indicates whether or not these areas have planning permission.

2. (a) Transport Infrastructure Ireland (TII) is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site. The applicant is requested to provide information to address this concern.
(b) TII is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site especially with regard to lighting and drainage. The applicant is requested to provide information to address this concern.
3. Given this proposal is for a permanent permission, the applicant is requested to demonstrate the full visual impact of the development, having regard to the open space zoning, the protected structures (on site and in proximity), watercourses and ponds and the tourism facility adjacent.
The applicant is requested to submit:
 - (i) A revised and detailed landscape proposal to address the Planning Authority's concerns.
 - (ii) A Landscape and Visual Impact Assessment, including photomontages, indicating the impact of the site at present and the impact following full implementation of the proposed landscaping.
 - (iii) Revised proposals, including a landscaping scheme, for the access roadway (which leads to the Protected Structures to the north) demonstrating how the operations on the site shall be substantially screened by landscaping features such as berms, green walls, significant planting or other green alternatives.
 - (iv) Report and plans demonstrating clearly how the special character and appearance of the Protected Structures will be impacted / protected both directly and indirectly.
 - (v) Details for the landscaping of all parking areas and demonstrate clearly how this is in compliance with Section 11.4.4 of the County Development Plan.
 - (vi) Boundary treatments (including elevational drawings). Please note that the northern boundary treatment, in close proximity to the onsite Protected Structure shall be sensitive and predominately planted (i.e. not structural).

(vii) The applicant is requested to set out what elements of landscaping have not been carried out in association with SD18A/0126. Where elements are not in place, the applicant is requested to provide a timeframe for implementation. If they are superseded by the requirements of items i-v above please state.

4. The applicant is requested to:
 - (a) to demonstrate how the special character and appearance of the Protected Structures will be impacted/protected both directly and indirectly.
 - (b) provide a landscaping scheme, which sets out how the access to the Protected Structures would be improved.
5. Having regards to the location of the site in proximity to an existing tourism facility, at the entrance to an accessway to a grouping of protected structures and the open space zoning of the site, the applicant is requested to submit additional green infrastructure proposals to help mitigate and compensate for the impact of the proposed development on this site. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the Bat population in the area. Response should include drawings.
6. The applicant should note that based on the limited information provided, the surface water attenuation provided of 255m³ for 1:30 year is estimated to be undersized by approximately 255%. The surface water attenuation of 407m³ provided for 1 in 100 year storm is estimated to be undersized by approximately 60%. Both of which are considered to be unacceptable and contrary to the provisions of the County Development Plan. The applicant is requested to submit the following:
 - (a) A report showing Met Eireann rainfall data for the proposed site. This should show what the SAAR (Standard Annual Average Rainfall) being used is.
 - (b) A report showing updated surface water attenuation calculations. This shall show what surface water attenuation is provided and what surface water attenuation is required.
 - (c) A report and revised plan/proposals showing what SuDS (Sustainable Drainage System) are proposed for the development.
 - (d) A revised surface water/SUDS plan and method statement that introduces significant SUDS elements to the overall design, which should include the greening of all infrastructure on the site. Please note that over-engineered solutions will not be looked upon favourably and that SUDS features such as tree pits, green area detention basins, swales, green roofs, permeable paving rain gardens, channel rills and other such SuDS should be included within the revised proposals.
 - (e) The applicant shall show what the surface water attenuation capacity in m³ is for such SuDS.
 - (f) The applicant shall submit a revised drawing showing what surface water attenuation is proposed for the development. Include SuDS in surface water attenuation provided. Show what the capacity is for each surface water attenuation system is for the site.
 - (g) When showing surface water layout of development, the applicant shall use the colour coding of the Greater Dublin Strategic Drainage Study for showing surface water network on drawing.
 - (h) A report to show what, if any, flood risk there is for proposed development (both on the site and downstream from the site).

7. Having regards to the permanency of the proposed development, all proposals for permanent signage on the site should demonstrate the use of high-quality materials and a high-quality design with, sensitive low lighting. Significant consideration should be given to the location of the site in proximity to an existing tourism facility, at the entrance to an accessway to a grouping of protected structures and the open space zoning of the site. The applicant is requested therefore to submit:
 - (i) Revised (and full) proposals for all signage on the site taking cognisance of the above.
 - (ii) Details whether the signage differs from that which was previously granted permission on the site.
8. The applicant is requested to demonstrate how the proposed development meets the conditions attached to SD18A/0126. It is noted that compliance submissions have previously been made, however, this proposal represents a permanent proposal and the applicant is requested to demonstrate how the following conditions have been complied with/incorporated into the proposed development:
 - Condition 2 – amendments
 - Condition 4 – protected structure
 - Condition 5 – protection of the protected structure and the camac river
 - Condition 6 – protection of the Kingswood Stream and Camac River
 - Condition 7 – Parking restrictions
 - Condition 8 – External Lighting
 - Condition 10 – Landscape design and proposals rationale
 - Condition 11 – Invasive Species
 - Condition 13 – Inland Fisheries
 - Condition 14 – Landscaping and Services
 - Condition 15 - Trees

Where relevant, the information should be shown on layout plans/elevations.

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/0051

Date: 28-Apr-2021

Yours faithfully,

A handwritten signature in black ink, appearing to be 'P. Kelly', written over a horizontal line.

for **Senior Planner**