

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

McArdle Doyle
2nd Floor
Exchange Building
The Long Walk
Dundalk
Co. Louth

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

Decision Order Number: 1048	Date of Decision: 03-Aug-2021
Register Reference: SD21A/0149	Registration Date: 08-Jun-2021

Applicant: EMO Oil Limited
Development: Change of use from haulage yard to filling station open to the public; additional diesel pumps; palisade fencing; illuminated and non-illuminated signage; all associated site and development works.
Location: David Nestor Freight Services, Crag Avenue Business Park, Clondalkin, Dublin 22.
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 08-Jun-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 applicant is requested to submit a revised layout of not less than 1:100 scale, showing an accurate visibility splay with 2.4 meters set back, at a 1.05 meter height from ground level and 70 meters sight lines in both directions from the entrance.
2. The applicant is requested to submit details on the location and number of parking spaces to be provided at the development. Refer to Table 11.23: Maximum Parking Rates (Non-Residential) - from the SDCC County Development Plan 2016-2022.

3. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that Heavy Goods Vehicles, large vehicles and public vehicles can access/egress the site.
4. The applicant is requested to submit a revised layout showing the car parking, bicycle parking and pedestrian routes within the development (please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022).
 - The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
5. An acoustic assessment shall be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed alterations to include the accumulative noise impact from existing on-site activities. The investigation shall include, but not be necessarily limited to, the following:
 - (a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal
 - (b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.
 - (c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{Aeq}, 15min) from any development activities when assessed at the boundary of that receiver.
 - (d) An assessment of the existing background (L_{A90}, 15 min) and ambient (L_{Aeq}, 15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.
 - (e) A statement outlining any recommended acoustic control measures that shall be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties.
6. The statutory notices do not fully describe all the works proposed to be retained. The site boundaries, comprising palisade fencing are not included in the description of development. The applicant is requested to submit revised notices, which include all works proposed as part of this planning permission.
7. The Planning Authority is concerned that the encroachment of development on the overall site is having a negative impact on the Gallenstown Stream to the west and the Grand Canal to the south. Notwithstanding that the proposed development is located to the north and east of the landholding and away from both watercourses, it is considered that the significant loss of biodiversity and ecology from the site should be mitigated through the introduction of green infrastructural elements on this part of the site i.e. planted verges and islands, a green wall etc. The applicant is requested to submit proposals for the 'greening' of the site (outlined in red) demonstrating compliance with policies and objectives outlined in Chapters 7 and 8 of the current County Development Plan.
8. (i) Type 1: The main sign, at the entrance, is approximately 5.4sq.m (10.8sqm both sides) - and 6m in height and the drawings stated that it is 'illuminated'. This is located along the public road within the

site boundary. The applicant is requested to submit details of the extent of the illumination of the totem sign and submit proposals to mitigate its illuminative impact on the surrounding area. The Planning Authority does not consider it necessary to fully illuminate 5.4 (10.8sq.m) of signage.

(ii) It is proposed to retain 2 x Type 2 entrance-signs measuring 1.5sq.m each and 1.5m high on either side of the entrance, a 9sq.m fence sign and a 10.8sq.m totem sign all located along the northern boundary. The Planning Authority considers the oversupply of signage at this location as visual clutter and requests that the applicant remove at least two of these signs along the northern boundary of the site. The applicant is requested to submit revised proposals providing for two signs only along the northern boundary of the site. The non-illuminated fence sign (9sq.m) mounted along the public road should be omitted.

9. There is a lack of information regarding:

-How the operation will work, and how many staff will be on site. There does not appear to be a structure for staff provided as part of the use.

-Fuel delivery times and frequency, operating times of the facility, number of employees, and vehicle tracking.

The applicant is requested to address each of these points and submit a report detailing the above.

10. The applicant is requested to submit:

(a) a report to show what surface water attenuation is proposed for development and what is required in m³. Attenuation shall be by means of SuDS (Sustainable Drainage Systems) as much as possible. Examples of SuDS include, Green Roofs, Filter drains, Planter beds, Permeable Paving, Tree Pits, Rain Garden or other such SuDS.

(b) a drawing showing what SuDS is proposed for the development.

11. Concerns are raised in respect of the loss of haulage yard area at this overall location. It appears that the reduction in the size of the haulage yard has resulted in the intensification of the lands to the south west (within the blue line). In addition, the proposal includes for a connecting sliding gate to entrance and exit from Truck Yard. The applicant is requested to clarify the relationship between the land uses and outline mitigation measures to ensure that there is not an indirect impact of this change of use on adjoining residents to the west of the remaining haulage yard.

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/0149

Date: 03-Aug-2021

Yours faithfully,



for **Senior Planner**