

**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: 1088	Date of Decision: 13-Aug-2021
Register Reference: SD21A/0162	Registration Date: 22-Jun-2021

Applicant: Exeter Ireland IV B Limited

Development: Construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261).

Location: Brownsbarn, Citywest Campus, Dublin 24.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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 application describes the units as warehouse units, however, it is unclear what type of goods are to be stored and distributed from the site. The applicant is requested to submit details regarding the future intended warehouse use. In particular what goods are to be stored onsite. This information would assist in the screening for Appropriate Assessment.
2. The Planning Authority has concerns in regard to the potential impact of the proposed development on the neighbouring Protected Structure RPS No. 261 Royal Garter Stables. This includes the retention of the views of the Protected Structure when approaching it from the south-west. In front of Unit 2 would be surface car parking, which has the potential to disrupt views and could negatively detract from the setting of this Structure. The applicant is requested to review the area to the front of Unit 2 in regard to impact on the views of the Protected Structure. While the height and proximity of Unit 2 to the Protected Structure might be acceptable the applicant should ensure that the unit is sensitively designed so as not to detract from the Structure. The applicant should confirm what measures have been undertaken to ensure this. If any modifications are required these should be identified and a revised proposal submitted. The applicant should liaise with SDCC's Architectural Conservation Officer on this item.
3. A 10 m 'buffer' has been proposed along the western boundary, to the east of the stream along this boundary. This is described as a no build zone, and it is proposed to retain the existing vegetation within this. The Planning Authority notes this boundary is significantly vegetated, even beyond 10 m from the stream. Based on the site analysis, and the reports from the Public Realm and Heritage sections, it is considered that in this case 10 m is insufficient to maintain and protect this green corridor. The applicant is requested to review and extend this buffer significantly eastwards having regard to the protection of the existing vegetation along this boundary and of protected species (based on additional site surveys). The proposed lighting plan should be revised with regard to this buffer and the results of the ecological surveys and relocated away from the western ecological area.
4. Table 11.25 of the South Dublin County Development Plan 2016-2022 outlines the thresholds for the submission of a Workplace Travel Plan. Due to the size of the proposed units both being over 2,500 sqm, a Workplace Travel Plan Statement is required for each unit.
5. The Planning Authority requests the following in regard to surface water:
 - a) It is noted that no above ground, natural SuDS measures are proposed. Given the site's existing environment, the applicant is requested to review the proposal and incorporate above ground, natural surface water drainage measures into the design. The applicant shall show further proposed SuDS features for the development such as Green roofs, SuDS tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. The revised plans should incorporate:
 - I. More trees to break up the car park hard standing areas in the North East. A tree every 5 parallel

and 2 perpendicular car park spaces is required ensuring 5m separation from lighting columns. All car park trees and trees adjacent to hard standing should incorporate SuDS tree pits.

II. A landscape section through the northern boundary.

b) The Planning Authority has concerns in regard to the use of the proposed material open texture macadam for the fire tender access and car parking areas when a more greened material would be more appropriate. This might include the use of grasscrete or similar. The applicant is requested to submit revised proposals for 'greened' pathway solutions and submit revised cross sections clearly showing any revised materials and associated drainage.

c) It is also noted that access for an emergency fire vehicle is not provided fully around Unit 2 (not on the western side). The applicant should clarify whether fire vehicle access is fully provided for both units. If this is required, the applicant is requested to submit revised proposals to relocate and/or reduce Unit 2 away from the western boundary.

6. The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water supply and waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
7.
 - a) A more detailed assessment of the ecology present on the proposed development site and commuting through the site is requested. This more detailed survey is to be undertaken during the appropriate season for the assessment of habitats, breeding birds, Freshwater Crayfish, and bats.
 - b) The applicant is requested to submit a bat roost survey and a bat activity survey for bat usage for the entire site and immediately adjoining sites during summer period when bats are active.
 - c) The applicant is requested to provide a site-specific assessment of the potential impact on these species arising from the proposed development. This is to be undertaken by a qualified and experienced bat expert at the appropriate time of the year for the survey of species.
8. The applicant is requested to prepare and submit an archaeological assessment of the site. While the site is not within or near an area of archaeological potential, it is located in close proximity to a Protected Structure and is a green field site which has remained untouched for many years, where the original stone walls and water course remains in situ.
9. No details in regard to the proposed signage have been submitted although it is listed in the statutory description of the development. The applicant is requested to confirm if signage is being applied for as part of this permission. If not, the applicant should be satisfied that any future signage, and proposed lighting thereof, has the relevant planning permission. Any signage, and associated lighting, should ensure it is cognisance of the neighbouring Protected Structure and ecology found on the site.
10. The applicant is requested to provide details of Fence Type A and B and of fencing types along all boundaries. A boundary plan is required clearly stating what fencing/boundary wall treatments are to be provided. The applicant should note that interference with the existing stone wall would not be acceptable to the Planning Authority.
11. The applicant is requested to submit additional photomontages (and revised photomontages due to potential changes to the proposal) to capture the full visual impact of the proposed development. These should include from the N82 bridge, from the neighbouring Protected Structure and a view

straight into the site from Naas Road (N7) and the site as seen from a south-west and north-east view from the N7. All photomontages should also show the growth in the proposed vegetation over time by providing proposed photomontages for Years 1, 5 and 10. The applicant should assess if screening along the southern boundary is sufficient and propose appropriate measures if not/augment proposed screening with further measures.

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/0162

Date: 17-Aug-2021

Yours faithfully,



for Senior Planner