

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dublin 12**

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

<b>Decision Order Number: 1150</b>	<b>Date of Decision: 26-Aug-2021</b>
<b>Register Reference: SD21A/0182</b>	<b>Registration Date: 02-Jul-2021</b>

**Applicant:** Airtraks Ltd T/A ATC Computer Transport

**Development:** Alterations to an existing granted planning application, Reg. Ref. SD20A/0204, for a warehousing development consisting of provision of a new separate ancillary workshop building to the site's western corner measuring 278sq.m, overall height 9.7m; provision of new extended glazed entrance of ancillary office at ground floor (28sq.m, 5.9m high) to the front north-western elevation and new emergency exit route at first floor (43sq.m) exiting to side north-eastern elevation by new external stairs. Additional floor area provided 71sq.m; the alterations above result in total floor area increase by 349sq.m (from 2,222sq.m to 2,571sq.m); provision of 3 internally lit building mounted business logo signs, 12.25sq.m each (12.7m above ground level) to the front (north-western), side (north-eastern) and rear (south-eastern) elevations; provision of 3 10m high flagpoles to the north of the site, with a distance of approx. 31m from the warehouse and new extended office entrance; provision of 288sq.m solar panels to the roof of the warehouse; provision of a new recessed access/egress, rearrangement of truck wash area and refuel area and partial revision of the north-western site's boundary fence type C; elevation and site plan revisions associated with entrance porch, signage and fire exit stairs; and associated drainage adjustments due to the inclusion of the above alterations; all other details will remain as per the granted application Reg. Ref. SD20A/0204.

**Location:** Baldonnell Business Park, Baldonnell, Dublin 22

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Jul-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:
  - redesign the proposal and activate the frontages, particularly those that are more visible. This could include adding glazing/fenestration;
  - add glazing to the north east elevation of the new extended glazed entrance.
2. The Planning Authority is concerned that internally lit signage might not be visually attractive in the daytime. In addition to this, it is noted that the Bat Survey, undertaken for the previous application (SD20A/0204), recommended 'mitigation measures, including sensitive lighting design'. The applicant is therefore requested to externally light the signage, provide details of illumination levels and indicate that there would be no negative impact on bats.
3. (a) The applicant has proposed a reduction in the provision of surface water attenuation volume compared to previously permitted development planning ref: SD20A/0204 however the applicant has not provided a justification for this volume reduction. The applicant is requested to submit a report clearly showing design calculations which demonstrates how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates. The report shall include Site SAAR and SOIL Values, MET Eireann Rainfall data, A breakdown of all surface types and areas (in m<sup>2</sup>) aswell as corresponding run off coefficients.  
(b) The applicant is requested to submit a drawing showing plan and cross sectional views of all proposed SuDS (Sustainable Drainage Systems) features for the development such as but not limited to: Tree pits, Infiltration trench ,Rain water reharvesting, etc. The applicant is requested to also include permeable surfacing in the parking areas as part of SuDS measures and submit details of same.
4. (a) In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested 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 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/>.  
(b) In order to assess the if the public wastewater infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested 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 wastewater 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/>.

5. The applicant is requested to provide:
- (a) a glint and glare analysis.
  - (b) details of the MW output of the solar PVs.

**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/0182

**Date:** 27-Aug-2021

Yours faithfully,

  
for **Senior Planner**