

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: 1163	Date of Decision: 30-Aug-2021
Register Reference: SD21A/0185	Registration Date: 05-Jul-2021

Applicant: KN Network Services (Ire.) Ltd.
Development: Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.
Location: Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-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 states that the removal of the building is the first part of a larger plan to regularise their property holdings in the area. Any future development of the site will be subject to a separate planning application. No timeframe for the future development of the site is given. The Planning Authority has concerns in regard to the potential length of time the site might remain vacant. While the principle of demolition of this structure is acceptable it is not desirable for this to result in a long standing vacant site. The applicant is requested to indicate a timeframe for future development of the site. Additionally, if the applicant proposes to also continue utilising the site between demolition and redevelopment this use should be clarified.

2. The applicant does not indicate on the submitted drawings the location of their other property holdings in the area. If any property holdings are adjoining, abutting or adjacent to the subject site these are required to be outlined in blue on the site location map. If this is the case the applicant is requested to submit a revised Site Location Map.
3. (i) The site is located close to the Grand Canal which is a pNHA. The applicant is requested to submit proposals that will assess for, and mitigate, any potential negative impacts on the pNHA.
(ii) A bat survey of the building should be carried out and the findings submitted as part of the further information response.

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/0185

Date: 31-Aug-2021

Yours faithfully,


for **Senior Planner**