

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

**Telephone: 01 4149000**

**Fax: 01 4149104**

**Email: [planningdept@sdublincoco.ie](mailto:planningdept@sdublincoco.ie)**

**John Gannon,  
Tom Phillips & Associates  
80, Harcourt Street  
Dublin 2**

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

<b>Decision Order Number: 1283</b>	<b>Date of Decision: 27-Sep-2021</b>
<b>Register Reference: SD21A/0213</b>	<b>Registration Date: 03-Aug-2021</b>

**Applicant:** Go Ahead Ireland

**Development:** Extension of the existing depot to provide additional bus parking facilities comprising a total of 221 bus spaces (including 45 electric bus parking spaces), 33 car parking spaces (including 15 electric car parking spaces), 5 motorcycle parking spaces and 30 bicycle parking spaces; revisions to the layout and configuration of the existing bus and car parking areas; the installation of electric vehicle charging units and associated infrastructure; new vehicular entrance/egress arrangement (including barrier and ramp) to Ballymount Avenue on the north-eastern site boundary; the provision of 4 pedestrian entrances located on the south-eastern, south-western and north-eastern site boundaries; internal roads and pedestrian pathways; minor elevational amendments to the existing transport depot building (relocation and addition of roller shutter doors and relocation of signage); hard and soft landscaping; boundary treatments; changes in level; lighting; surface water drainage; piped infrastructure and ducting, and all associated site excavation and development works above and below ground. (The development will also include the underground diversion of the existing ESB power line traversing the south-eastern corner of the site.)

**Location:** 12, Ballymount Road Lower, Dublin 12

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Aug-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 visual impact of the proposed development. The applicant is requested to provide the following information, to enable full assessment of the visual impact:
  1. 'As permitted' elevations (under SD17A/0428).
  2. Photomontages indicating existing, as permitted (under SD17A/0428) and as proposed development. These should show the site and the wider area.
  3. Full sections through the site, north/south and east/west, indicating existing and proposed levels.
2. Trees.

There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the subject site area. The applicant is requested to submit a detailed tree and hedgerow survey report for the trees within the subject site area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees and it should also clearly detail what impacts the development will have on the trees but also potentially the tree roots.
3. The planting of more trees especially in the urban environment is considered one of the key strategies in mitigating the impacts of climate change. Trees sequester carbon and store it during its photosynthesis process. In addition, trees can also:
  - Prevent flooding
  - Reduce city temperature
  - Reduce pollution
  - Keep soils nutrient-rich

The applicant is requested to provide information on additional tree planting as part of the landscape proposals.
4. a) The current drainage scheme does not fully comply with the objectives of the development plan in terms of Green Infrastructure or as regards the proper implementation of SUDS. There is a lack of SuDS (Sustainable Drainage System) or natural solutions shown for the proposed development.

Natural SUDS features should be incorporated into the proposed drainage system. SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

The applicant is requested to submit a revised drawing and report to clearly show what SuDS are proposed for the development.

b) In accordance with Paragraph 11.6.1(iii) of the County Development Plan, 'In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs. In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort'.

The applicant is requested to omit the proposed attenuation tank and provide sufficient SUDS, unless it can be demonstrated that SUDS are not feasible.

5. a. The applicant is requested to submit a revised drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all AJs, manholes, pipe size, material type and direction of flow.  
b. The applicant is requested to submit a revised drawing showing a petrol interceptor on surface water network prior to surface water entering surface water attenuation system. This is required to reduce the risk of attenuation system being contaminated from hydro-carbons.
6. The applicant is requested to provide a revised layout plan indicating
  - a. a visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).
  - b. 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging.

**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/0213

**Date:** 29-Sep-2021

Yours faithfully,

  
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for **Senior Planner**