

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: 1317	Date of Decision: 05-Oct-2021
Register Reference: SD21A/0214	Registration Date: 03-Aug-2021

Applicant: HSIL Properties

Development: Retention for as constructed extended floor areas to ground floor level reception area (approx. 38sq.m) and first floor level office areas (approx. 49sq.m).
Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building together with associated external signage, site development works; provide additional storage space at second floor level only (approx. 2,198sq.m) and form an undercroft to the permitted access/entrance areas.

Location: M50 Business Park, Ballymount, Dublin 12

Application Type: Permission and Retention

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. Additional information is requested for the following;
 - (1) There is no drawing showing the surface water layout of proposed development. There is no report showing surface water attenuation calculations for proposed development.
 - Submit a drawing showing the surface water layout for proposed development.
 - Submit a report showing surface water attenuation calculation for the proposed new development. If

the development will share an existing attenuation system then also show the surface water attenuation calculations for the existing and proposed development. The calculations shall include, SAAR value, Qbar, Soil factor, areas of buildings, roads, pathways permeable paving and green areas in m² and their respective run off coefficients. Include the area of site in Hectares. Provide details of the site area being developed in m² or Ha (Hectares).

(2) SUDS

(i) The applicant is requested to submit proposals for the use of SUDS on and throughout the site, in line with relevant County Development Plan policies on green infrastructure and surface water drainage in new developments as laid out in Chapters 7 and 8 of the plan.

(ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) is proposed for the development. Examples of SuDS include Green Roofs, permeable paving, filter drains, channel rills and other such SuDS.

2. Office to be Retained

(a) The Planning Authority notes that elevational drawings of the two-storey office development, to be retained, do not appear to have been submitted with this application. In particular, the north-western elevation and the north-eastern elevation, where the floor plans clearly indicate doors and windows. These are not reflected in the elevational drawings. The applicant is requested to submit cross-sectional and revised elevational drawings to show all elevations of the structure to be retained.

(b) The applicant is requested to submit a drawing of the permitted development approved under SD16A/0456 with the subject application overlaid – in particular in relation to the office space granted previously. This is in the interests of clarity.

Design Clarity

(a) The cross sections indicate that the floor to ceiling height at second floor will be approximately 8.5m. It is unclear what this additional space and height is required for. The applicant is requested to clarify the use of this aspect of the structure and the necessity for this additional floor to ceiling height.

(b) A 6m high ground floor undercroft access is proposed, supported with steel columns, which would result in the loss of 10 car parking spaces. The applicant is requested to justify this modification and demonstrate that the operations on site will not be negatively impacted by the deficit.

(c) Section 4.4 Access and Car Parking of the Design Statement suggests that a minimum number of staff will be approximately five. However, details of visitors to the site has not been supplied. The applicant is requested to submit further details regarding numbers of visitors and time of day that visitors attend the site. Hours of opening/operations should also be supplied.

Site Layout Plan

(a) The extension is offset 1m from the boundary to the north east. The site layout plan is deficient in that it does not comply with Article 23(1)(a) of the Planning and development Regulations, 2001, as amended which requires 'plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements: (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown'. The

applicant is requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.

Contiguous Elevations/Day light analysis

(a) Revised contiguous drawings clearly showing the proposed extension in context with the existing Honda building located directly to the north of the site should be submitted.

(b) A daylight and sunlight analysis of the impact that the proposed extension may have on the existing Honda offices should be submitted for assessment.

3. The applicant is requested to submit a landscape design rationale and detailed landscape proposals prepared by a qualified Landscape Architect for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.
4. The applicant is requested to submit a detailed Tree Survey Report for the trees within and adjacent to the development site. This shall comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist. It shall be submitted for approval to the Planning Authority by way of additional information.
5. The applicant has not provided full details of the proposed 'associated external signage' as detailed in the site notices. The applicant is requested to submit full details, including materials, lighting and colouring, and ensure that any proposed signage is in compliance with Council policy.
6. Ten bicycle spaces were approved under SD16A/0456. The applicant to provide an additional 10 covered spaces under this permission. The location of the existing 10 and the proposed additional 10 spaces to be included on the revised site layout plan and submitted by way of additional information.

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/0214

Date: 07-Oct-2021

Yours faithfully,



for **Senior Planner**