

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**RDF Architects & Planning Ltd.**  
**Unit 19, Charleville Town Centre**  
**Charleville**  
**Co. Cork**

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

<b>Decision Order Number: 1346</b>	<b>Date of Decision: 12-Oct-2021</b>
<b>Register Reference: SD21A/0229</b>	<b>Registration Date: 18-Aug-2021</b>

**Applicant:** Chadwicks Group

**Development:** Retention for 2 bay portal frame, additional floor area to existing industrial unit. Permission for roofing of 2 bay portal frame structure; extension to existing industrial unit; construction of a concrete resurfaced area in main yard; minor internal layout and elevational revisions to existing industrial unit and all associated site works including underground surface water attenuation and related utilities and works.

**Location:** Heiton Steel, Ashfield, Naas Road, Clondalkin, Dublin

**Application Type:** Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 18-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. Policy in relation to development involving access to national roads and development along such roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012). Section 2.5 of the Guidelines states that the policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kph apply.

In light of this guidance, the applicant is requested to clarify the following:

- Any changes in use of the land proposed to be covered (377.5sq.m), i.e. what is its current legal use and what is the proposed use. The applicant is requested to detail if operations on this part of the site have changed/will change as a result of the structure to be retained and the proposed roofing. Details of existing and proposed traffic movements for this element of the proposal should be set out.
- The use of the extension to be retained (153sq.m area). The applicant is requested to indicate how this area is utilised and how operations at the site have changed as a result of this proposal. This should include trip generation at present and pre-retention levels.
- The use of the proposed new extension (716 sq.m). The applicant is requested to indicate how this area will be utilised and how operations at the site will change as a result of this proposal. This should include existing and proposed traffic levels.

2. The applicant is requested to provide details for the screening for the proposed structures/structures for retention, including the extended industrial unit and concrete resurfaced area. Details of any existing or proposed landscaping should be provided. This should include landscape plans and/or photographs of screening.
3. The applicant is requested to provide the following information:
  - (a) Numbers of extra H.G.V. movements that will be generated by this proposal.
  - (b) Whether shot blasting is already carried out on site.
  - (c) a revised layout on a scale of not less than 1:100 showing existing and proposed car parking spaces for the proposed retention and extension at the proposed development including 5% of vehicular parking provision for mobility impaired users, and 10% vehicular parking provision equipped with electrical charging points.
    - (i) The minimum SDCC car parking provision requirements are in table 11.23 of the County Development Plan. Based on these guidelines the minimum spaces required in zone 1 is 1 per 100sqm GFA.
  - (d) a revised layout on a scale of not less than 1:100 showing the bicycle parking for the proposed retention and development within the development.
    - (i) External bicycle parking spaces shall be covered. Please refer to 'Table 11.22: Minimum Bicycle Parking Rates'- SDCC County Development Plan 2016-2022.
4. Section 11.2.1 Design Statements of the CDP requires developments over 1,000sq.m to be accompanied by a Design Statement consisting of a site analysis, a concept plan and/or masterplan, a statement based on the design criteria listed in Section 11.2.0 and/or tables 11.17 and 11.18 and a statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

The proposal is split into a number of elements. The applicant states on their application form that the following floor area would be created:

- Proposed - 716sq.m
- Retention 530.5sq.m

The applicant is requested to clarify the level of floorspace created by the proposal. Should the total floorspace be greater than 1,000sq.m, then a design statement should be provided in accordance with CDP policy.

5. The applicant is requested to provide the following details in relation to the concrete resurfaced area:
  - details of the current area and whether or not it is currently a concrete yard;
  - details of existing and proposed levels, including cross sectional drawings clearly identifying the existing and proposed levels and the development (proposed and to be retained) within context;
  - details of any tanks, including size and use.
6. The proposed development of a significantly large site, with sizeable structures and substantial roof coverage, resurfacing and hard engineering solutions to manage surface water drainage, all in close proximity to open space and at a location with minimal green infrastructure, where no green infrastructural elements are proposed, the applicant is requested to submit:
  - (1) Increased measures to mitigate the immense impact of the proposed development on the area and the environment such as green walls, green roofs, planted swales amongst other Green Infrastructure items.
  - (2) Proposals to augment linkages between the open space and new ecological areas proposed within the site (open attenuation areas and other planted areas), as well as augmenting links through the site to connect to other ecological corridors. These items would help to strengthen the viability of green pathways through the county and creating wider ecological corridors and linkages; would contribute to a healthier environment for workers on the site as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets.To lessen the impact of this disturbance the applicant is requested to submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should include the greening of all infrastructural elements of the design.
7. (a) The surface water attenuation of 119m<sup>3</sup> for 1 in 100 year storm event is undersized by approximately 360% and for 1:30 year storm undersized by 340%. The applicant is requested to submit a report to show surface water attenuation calculations that include the site area, area of different surface types in m<sup>2</sup> such as buildings, roads, pathways, permeable paving green grass and their respective run off coefficients. Include the SAAR value and site specific rainfall levels. The applicant should contact water services prior to submitting report to discuss surface water attenuation calculations.
  - (b) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS to consider include, green roofs, permeable paving tree pits and other such SuDS.
  - (c) 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.

8. The applicant is requested to demonstrate how the potential to use renewable energy has been addressed in the proposal.

**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/0229

**Date:** 14-Oct-2021

Yours faithfully,

  
for **Senior Planner**