

**FURTHER
INFORMATION
RESPONSE**

Reg Ref: **SD21A/0051**
Project: **Proposed Continuance of Use of 3no.
Existing Buildings and Associated Areas**
Applicant: **RGR Holdings Limited**
Date: **September 2021**

1.0 INTRODUCTION

This Further Information Response has been prepared on behalf of RGR Holdings Limited (applicants) in relation to a planning application for continuance of use of the existing 3no. buildings and all associated external areas at Wilsons Auctions, Green Isle Road, Corkagh, Dublin 22.

South Dublin County Council issued a request for Further Information (FI) on 27th April 2021 containing 8no. items.

This Report provides the overarching response to the FI Request with reference to supporting documentation where necessary and should be read in conjunction with the enclosed drawings and technical reports.

The enclosures include the following: -

Ronan Clarke Architects & Engineers

- Items 6 & 7 Response Letter.
- Ground Floor Plan. Drawing P05.
- New Hard Standing Area. Dwg. No. P300
- Site Plan – Signage Sheet 1 of 2. Drawing No. P1000.
- Existing Signage Sheet 2 of 2. Drawing No. P1001.
- Natural Flow Path. Drawing P30

Kevin Fitzpatrick Landscape Architecture

- Landscape Plan. Drawing No. 101.
- Boundaries. Drawing No. 104.
- Landscape Visual Impact Assessment (incl. Photomontages by Digital Dimensions).

DBFL

- Transportation Statement

John Cronin

- Further Information Response: Architectural Heritage

Morley Walsh Consulting Engineers

- Outdoor Lighting Report

As requested, 6 copies of the above enclosures are submitted in complete sets.

2.0 FURTHER INFORMATION RESPONSE

2.1 ITEM 1: PRINCIPLE OF USE

Item 1 of the FI request contains sections (a) and (b). Section (a) also contains 7no. subsections.

2.1.1 Item 1

- 1. The Planning Authority has concerns regarding the principle of the use on the site. The SLO allows 'ancillary auction uses'. It is not considered that the applicant has demonstrated that the auction element of the proposal is ancillary to the warehousing. In order to address this matter, the applicant is requested to provide details of the uses on the site, to include a revised site layout plan and detailed development report. The additional information provided should include, at the very least:*

Response Overview

In 2018, the applicant sought permission for 'continuance of use of the existing 3no. buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses and all associated site and development works' under Reg. Ref. SD18A/0126. The planning authority examined that application and deemed the use to be acceptable in principle.

It should be noted that the site was previously used for warehousing and auction purposes. The premises were previously occupied by Interbloem operating a large commercial operation on the site. Interbloem were involved in the importation, auction, storage and distribution of flowers and potted plants and predesigned bouquets through multiple supermarkets. The premises were also used on a daily basis for the auctioning of flowers and plants to trade buyers and visiting members of the public and a cash and carry business for trade customers.

The current application is for the same development as that permitted under Reg. Ref. SD18A/0126. This application is required because the duration of the permission granted under Reg. Ref. SD18A/0126 was limited to 2 years by Condition 9.

Following the granting of permission in 2019, the applicant undertook significant financial investment and extensive landscaping works required by the conditions along with all other requirements as per the conditions of that permission. The layout presented under the current application encompasses the final layout, as amended by the conditions attached to Reg. Ref. SD18A/0126.

In terms of the proposed use, no new uses are proposed on site. The development for which retention permission is sought comprises the continuance of use of the existing buildings and all associated external areas for the 'storage and warehousing of motor vehicles, plant, machinery and other durable products for sale by public auction'. These primary uses are in accordance with the 'warehousing and ancillary auction uses' that Specific Local Objective ET3 SLO2 seeks to facilitate.

The ancillary nature of the auction uses is confirmed by the limited area of the development devoted to auction uses. The area for auction uses is limited to part of the central Main Warehouse as identified on the enclosed Ground Floor Plan – Dwg. No. P05. All remaining internal and external areas are used for the warehousing of products.

There are also other ancillary uses to the primary warehousing and ancillary auction uses including support office and staff facilities. These ancillary uses function only to facilitate and support the primary warehousing and ancillary auction uses on the site.

Items 1(a)(i) – (iii) – Use of Internal and External Areas

- (i) details of where auctions occur throughout the 3-structures on the site (and the associated hard- standing areas immediately to the front and side of the structures, if at all).'*
- (ii) Areas used for warehousing/storage.*
- (iii) Areas used for both auctioneering and warehousing/storage.*

Response

The auction use occurs within an area within the Main Warehouse as identified on the 'Ground Floor Plan', drawing no. P05 by Clarke & Co. This area comprises an auction podium and a standing area for bidders and is located centrally within the Main Warehouse.

The remaining areas of the Main Warehouse and Green Houses No. 1 and No.2 are used for warehousing/ storage. In addition, there are external areas utilised for warehousing/ storage as follows: -

- The area south of the Main Warehouse and Green Houses No. 1 and No. 2, west of the shared access road, east of the Green Isle Road embankment and north of the site access.
- The area west of Green House No. 1.
- The area east of Green House No. 2.

There are no areas used for both auctioneering and warehousing/ storage.

Item 1(a)(iv) – Days and Times

- (iv) Details of the days and times the auctions take place; details should include concurrent auctions in different areas of the buildings and the actual number of auctions taking place each day.*
- (v) any variance of use on days when the auction is taking place verse when there is no auction; details of the operations carried out on the site if, and when, no auctions are taking place.*
- (vi) it is noted that Covid legislation may have had an impact on the operations of the business and the applicant is requested to provide this information based on both the present time and operations outside of 'Covid'.*

Response

While auction times are subject to change depending on demand and seasonality considerations, typically auctions take place on Tuesdays, Wednesdays and Thursdays between 4pm to 7pm (cars, vans and bicycles). Additional auctions are held on 1 to 2 Wednesdays per month (plant, machinery, tools, catering equipment etc.) subject to the availability of stock and the requirements of vendors/ clients. Auctions are also streamed live on-line (www.wilsonsauctions.com).

Outside of auction times, activities on site comprise the taking in and processing of products in preparation for auction and the dispatching of products that have been sold at auction. This involves the physical delivery and dispatch of goods to and from the site. It also involves the administrative process associated with the auction, sale and delivery of the goods sold at auction which take place within the ancillary office accommodation within the Main Warehouse.

The advent of Covid-19 has impacted on the operation of the business. Prior to Covid-19, Wilson's Auctions had established an online facility for all their auctions whereby customers could view and bid on goods for auction during the designated auction times. During the pandemic, all auctions migrated online and the pandemic has accelerated the move to online auctions for customers. Post the pandemic, it is anticipated that there will be a return to on-site auctions however the online facility will remain and is expected to be the most popular forum for auctions into the future.

Item 1(a)(vii) and 1(b)– Site Layout Plan / Operational Report

- (vii) *A labelled site layout plan and development/operational report to complement the above.*
- (b) *An additional site layout plan is requested, that shows all built areas/areas of hardstanding on the site, which clearly indicates whether or not these areas have planning permission.'*

Response

Drawing P05 – Ground Floor Plans, has been prepared by Clarke & Co. identifying the internal storage areas and ancillary auction area within the Main Warehouse building and the 2no. Green House buildings. Drawing P02 – Part Site Plan, identifies the external open storage areas within the site. These drawings should be read in conjunction with the Operational Report attached within **Appendix A**.

A drawing entitled 'New Hard Standing Area' (Dwg. No. P300) identifies all built areas and areas of hard standing including areas under concrete, hardstanding stone and tarmac as previously permitted under Reg. Ref. SD18A/0126. Two new areas of hardstanding are also identified on this drawing with a total area of 266.6sq.m

2.2 ITEM 2: NATIONAL ROAD NETWORK

Item 2 of the FI request contains sections (a) and (b).

- (a) *Transport Infrastructure Ireland (TII) is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site. The applicant is requested to provide information to address this concern.*

Response

A Transport Statement has been prepared by DBFL Consulting Engineers and is enclosed.

The Transport Statement concludes that there are no significant traffic or transportation related reasons that should prevent the granting of the ongoing use of the site by Wilson's Auctions.

- (b) *TII is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site especially with regard to lighting and drainage. The applicant is requested to provide information to address this concern.*

Response

Surface Water

Full details of the proposed surface water drainage infrastructure on the site are provided within the Engineering Services Report by Clarke & Co. included within the application and updated as required within the response to Item 6 below.

In summary, surface water from the site is collected by gulleys and roof water is collected by gutters and discharges to three rainwater harvesting storage tanks. This grey water is fed back to the building. The excess water overflows from the storage tanks to a proposed silt trap and petrol/oil interceptor before discharging into attenuation storm water management system (Stormtec) with an out fall to the stream. Out fall is limited to greenfield runoff rate.

Lighting

An Outdoor Lighting Report and Drawings were prepared by Morley Walsh Consulting Engineers in support of Reg. Ref. SD18A/0126. A copy of this report is enclosed again for ease of reference.

The enclosed Outdoor Lighting Report confirms that the outdoor lighting within the site has been designed to illuminate the site only and suitable cowls have been fitted to the lighting columns to prevent horizontal illuminance of the adjoining road network.

2.3 ITEM 3: VISUAL IMPACT

Item 3 of the FI request contains 7no. subsections.

3. *'Given this proposal is for a permanent permission, the applicant is requested to demonstrate the full visual impact of the development, having regard to the open space zoning, the protected structures (onsite and in proximity), watercourses and ponds and the tourism facility adjacent.*

The applicant is requested to submit:

(i) *A revised and detailed landscape proposal to address the Planning Authority's concerns.*

(ii) *A Landscape and Visual Impact Assessment, including photomontages, indicating the impact of the site at present and the impact following full implementation of the proposed landscaping.*

(iii) *Revised proposals, including a landscaping scheme, for the access roadway (which leads to the Protected Structures to the north) demonstrating how the operations on the site shall be substantially screened by landscaping features such as berms, green walls, significant planting or other green alternatives.*

(iv) *Report and plans demonstrating clearly how the special character and appearance of the Protected Structures will be impacted/protected both directly and indirectly.*

(v) *Details for the landscaping of all parking areas and demonstrate clearly how this is in compliance with Section 11.4.4 of the County Development Plan.*

(vi) *Boundary treatments (including elevational drawings). Please note that the northern boundary treatment, in close proximity to the onsite Protected Structure shall be sensitive and predominately planted (i.e. not structural).*

(vii) *The applicant is requested to set out what elements of landscaping have not been carried out in association with SD18A/0126. Where elements are not in place, the applicant is requested to provide a timeframe for implementation. If they are superseded by the requirements of items i-v above please state.*

Response

The responses to Item 3 i), ii), iii), v), vi) and vii) have been prepared by Kevin Fitzpatrick Landscape Architecture (KFLA) and are enclosed with the current response. In summary: -

- Item 3 i): A revised Landscape Plan has been prepared by KFLA illustrating the extensive landscaping programme implemented under Reg. Ref. SD18A/0126. This Landscape Plan also illustrates additional landscaping proposed under the current application.

- Item 3 (ii): - A Landscape Visual Impact Assessment (LVIA) has been prepared by KFLA. The LVIA was prepared on the basis of photomontages prepared by Digital Dimensions and these are also enclosed with the response. The LVIA concludes that the extensive landscaping proposals within the permitted development Reg. Ref. SD18A/0126 and current application will have a positive, long-term visual impact.
- Item 3 (iii): - Refer to drawing no. 101 by KFLA for details of landscaping scheme.
- Item 3 (iv): - The response to Item 3 (iv) is contained within the report by John Cronin & Associates enclosed. This report confirms that the character of the Protected Structures in the vicinity will be safeguarded by the landscaping and planting undertaken in accordance with Reg. Ref. SD8A/0126 and proposed under the current application.
- Item 3 (v): - Details of the proposed planting in parking areas are set out within drawing no. 101 by KFLA.
- Item 3 (vi): - Boundary treatments are illustrated on drawing no. 104 by KFLA including the very significant additional planting undertaken on all four boundaries of the site.
- Item 3 (vii): - Drawing no. 101 by KFLA identifies what elements of Reg. Ref. SD18A/0126 are to be completed and a timeframe for same.

2.4 ITEM 4 – PROTECTED STRUCTURES

Item 4 of the FI request contains sections (a) and (b).

4. *The applicant is requested to:*
 - (a) *to demonstrate how the special character and appearance of the Protected Structures will be impacted/protected both directly and indirectly.*
 - (b) *provide a landscaping scheme, which sets out how the access to the Protected Structures would be improved.*

Response

A response to Item 4 a) has been prepared by John Cronin & Associates and is enclosed with the current response. This report confirms that the character of the Protected Structures in the vicinity will be safeguarded by the landscaping and planting undertaken in accordance with Reg. Ref. SD8A/0126 and proposed under the current application.

The report prepared by John Cronin & Associates also confirms how the access to the existing gunpowder store will improved and maintained. This area is also being maintained in accordance with the Conservation Maintenance Programme submitted in compliance with Condition 4a) of Reg. Ref. SD18A/0126.

The access avenue to the Protected Structures at Kilmateed House is being enhanced with significant additional screen planting on the left- and right-hand side of this route. This includes formal hedge and tree planting leading to the turnoff to the Wilson's Auctions premises. In addition, a further 177 linear metres of formal hedge planting is proposed between the entrance to the Wilson's Auctions premises and the northern boundary of the site leading to the Kilmateed complex. Full details of the existing and proposed planting are identified on the Landscape Plan – dwg. no. 101 by Kevin Fitzpatrick Landscape Architects.

2.5 ITEM 5 – GREEN INFRASTRUCTURE

'5. Having regards to the location of the site in proximity to an existing tourism facility, at the entrance to an accessway to a grouping of protected structures and the open space zoning of the site, the applicant is requested to submit additional green infrastructure proposals to help mitigate and compensate for the impact of the proposed development on this site. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the Bat population in the area. Response should include drawings.'

Response

In accordance with the Landscape Plan permitted under Reg. Ref. SD18A/0126 the applicant undertook a very significant planting programme in the planting season at the end of 2020.

Due to Covid-19 restrictions through most of 2020, planting was delayed until November and December that year. As a result, the full benefit of the substantial planting has yet to be realised. However, as demonstrated within the enclosed LVIA, when established the recent and proposed planting will screen the Wilson's Auctions premises from the neighbouring areas and safeguard views and accesses to the Protected Structures in the vicinity.

The green infrastructure elements for the site are identified within drawing no. 101 by KFLA and include works completed under Reg. Ref. SD18A/0126 and proposed under the current application. These include the following: -

Completed under Reg. Ref. SD18A/0126

- Excavation and removal of 2900m² of stone hardstanding area and topsoil installed to establish meadows, woodlands, hedgerows and trees.
- Excavation of 800m² of asphalt surface to establish a native woodland buffer to the river.
- Establishment of new native grassland meadows
- 5214 m² of new native woodland belts along the north-western, south-western and south-eastern perimeters. This contains over 6000 saplings and over 500 trees.
- 185m of native hedgerow
- Formal hedges and avenue trees

Proposed under current proposal

- Additional 335m long woodland belt on the north-eastern perimeter at 12 – 16m wide. This new ecological corridor will be 4200 m² and include 4600 saplings, 60 trees and sections that will be managed to go wild therefore allowing local seed to establish.
- New shrub and trees within the car park areas.
- Groups of trees to the rear of the warehouses and the extension of the avenue trees and woodland.

The SuDs elements contained within the application site are listed within the enclosed response by Clarke & Co Engineers and Architects and include: -

- Trees and associated tree pits with Storm Water Soil Cell.
- Rain water harvesting
- Rain garden planting bed
- Rock lined swale.

The Landscape Plan includes planting for carbon sequestration and pollination. Refer to Landscape Plan dwg. 101 for details.

2.6 ITEM 6 – SURFACE WATER

Item 6 of the FI request contains sections (a) to (h).

'6. The applicant should note that based on the limited information provided, the surface water attenuation provided of 255m³ for 1:30 year is estimated to be undersized by approximately 255%. The surface water attenuation of 407m³ provided for 1 in 100 year storm is estimated to be undersized by approximately 60%. Both of which are considered to be unacceptable and contrary to the provisions of the County Development Plan. The applicant is requested to submit the following:

- (a) A report showing Met Eireann rainfall data for the proposed site. This should show what the SAAR (Standard Annual Average Rainfall) being used is.'*
- (b) A report showing updated surface water attenuation calculations. This shall show what surface water attenuation is provided and what surface water attenuation is required.*
- (c) A report and revised plan/proposals showing what SuDS (Sustainable Drainage System) are proposed for the development.*
- (d) A revised surface water/SUDS plan and method statement that introduces significant SUDS elements to the overall design, which should include the greening of all infrastructure on the site. Please note that over-engineered solutions will not be looked upon favourably and that SUDS features such as tree pits, green area detention basins, swales, green roofs, permeable paving rain gardens, channel rills and other such SuDS should be included within the revised proposals.*
- (e) The applicant shall show what the surface water attenuation capacity in m³ is for such SuDS.*
- (f) The applicant shall submit a revised drawing showing what surface water attenuation is proposed for the development. Include SuDS in surface water attenuation provided. Show what the capacity is for each surface water attenuation system is for the site.*
- (g) When showing surface water layout of development, the applicant shall use the colour coding of the Greater Dublin Strategic Drainage Study for showing surface water network on drawing.*
- (h) A report to show what, if any, flood risk there is for proposed development (both on the site and downstream from the site).*

Response

A response to Item 6 above has been prepared by Clarke & Co. and is enclosed.

2.7 ITEM 7 – SIGNAGE

7. *Having regards to the permanency of the proposed development, all proposals for permanent signage on the site should demonstrate the use of high-quality materials and a high-quality design with, sensitive low lighting. Significant consideration should be given to the location of the site in proximity to an existing tourism facility, at the entrance to an accessway to a grouping of protected structures and the open space zoning of the site. The applicant is requested therefore to submit:*
- (i) Revised (and full) proposals for all signage on the site taking cognisance of the above.*
 - (ii) Details whether the signage differs from that which was previously granted permission on the site.'*

Response

A review of all signage on the site has been undertaken by Clarke & Co. and all existing signage is identified on the enclosed Drawings P1000 and P1001. The signage locations identified within the enclosed response correspond with those permitted under Reg. Ref. SD18A/0126.

2.8 ITEM 8 – PLANNING COMPLIANCE

'8. The applicant is requested to demonstrate how the proposed development meets the conditions attached to SD18A/0126. It is noted that compliance submissions have previously been made, however, this proposal represents a permanent proposal and the applicant is requested to demonstrate how the following conditions have been complied with/incorporated into the proposed development:

- Condition 2 – amendments
- Condition 4 – protected structure
- Condition 5 – protection of the protected structure and the camac river
- Condition 6 – protection of the Kingswood Stream and Camac River
- Condition 7 – Parking restrictions
- Condition 8 – External Lighting
- Condition 10 – Landscape design and proposals rationale
- Condition 11 – Invasive Species
- Condition 13 – Inland Fisheries
- Condition 14 – Landscaping and Services
- Condition 15 - Trees

Where relevant, the information should be shown on layout plans/elevations.'

Response

Reg. Ref. SD18A/0126 was granted by SDCC on 5th April 2019.

The permission was granted subject to 17 conditions.

The following conditions required written agreement with SDCC – 2, 4, 5, 6, 8, 10, 11, 12, 13, 14, 15, and 17.

Conditions Agreed in Writing

The following conditions required compliance submissions which were made and were agreed in writing by SDCC. Therefore, no further action is required in relation to these Conditions. See copies of the Letters attached as **Appendix B**.

Condition	Status
Condition 10a	Agreed in writing by SDCC 22/09/2021
Condition 10 b	Agreed in writing by SDCC 30/09/2019
Condition 14	Agreed in writing by SDCC 19/06/2019
Condition 15	Agreed in writing by SDCC 26/09/2019

Submissions Made, Awaiting Response

The following Conditions have been the subject of compliance submissions to SDCC and are awaiting a response.

Condition	Status
Condition 2	Submitted 22/05/2019, awaiting response from SDCC.
Condition 4 a & b	Submitted 22/05/2019, awaiting response from SDCC.
Condition 5	Submitted 22/05/2019, awaiting response from SDCC.
Condition 6	Submitted 22/05/2019, awaiting response from SDCC.
Condition 8	Submitted 22/05/2019, awaiting response from SDCC.
Condition 10 c	Submitted 22/05/2019. SDCC sought Further Information. Further Information submitted 10/02/2021. Awaiting response from SDCC.
Condition 11	Submitted 22/05/2019, awaiting response from SDCC.
Condition 12	Submitted 22/05/2019, awaiting response from SDCC.
Condition 13	Submitted 22/05/2019, awaiting response from SDCC.
Condition 17	Development Contribution paid on 15/05/2019.

The layout plans and landscape plans submitted with the current application illustrate the amendments required by the conditions attached to Reg. Ref. SD18A/0126, where relevant, as follows: -

Condition 2

- Omission of car wash facility
- Omission of customer catering
- No activities along north/ northwest beyond 10metres of the existing building line of the Main Warehouse and erection of a fence along the entire north/ northwest boundary.
- A 10m buffer and fence along the western and south western boundary.
- Revised landscape plans including the above.

Condition 4

- Vegetation trimming back within, on and adjacent to the Protected Structure.
- 1 metre path around the exterior of the Protected Structure.

Condition 5

- Erection of a fence along the entire north/ northwest boundary.
- All hard standing north of this fence removed and the area reseeded/ replanted in accordance with the Landscape Design Rationale.

Condition 6

- A 10m buffer to the Kingswood Stream delineated by a fence along the western and south western boundary of the site.

Condition 7

- No parking on the lands east of the internal access road.

Condition 10

- The landscape and planting requirements including wild flower meadow within incidental spaces, avenue trees, hard landscaping designs and specifications and soft landscaping specifications.

3.0 CONCLUSION

We trust the enclosed is in order and look forward to receiving your decision in due course.

BMA PLANNING

APPENDIX A

Operational Report

OPERATIONAL REPORT

Wilson's Auctions, Green Isle Road, Corkagh, Dublin 22

OVERVIEW – WILSON'S AUCTIONS

Wilson's Auctions is a family-owned business established in 1936 in Belfast. Wilson's recovers and professionally puts to market plant/machinery and other durable products. Wilson's opened in Dublin in the year 2000 and in 2004 moved their Dublin operation to a site in Kingswood Village. Wilson's acquired the Green Isle Road site in 2012. The site was deemed to be a suitable site as it had 3 buildings appropriate for their needs and had an established use as a warehouse and auction type business with good access and other infrastructure.

Their customers include government bodies such as An Garda Siochana, Revenue Commissioners, Criminal Asset Bureau, Courts Service, the Office of Public Works, as well as many banks, finance houses, corporate bodies, small and medium businesses and private customers.

ON SITE ACTIVITIES – WAREHOUSING, ANCILLARY AUCTIONS AND ADMINISTRATION

The existing 3no. buildings, comprising 1no. warehouse (2,678sq.m) and 2no. greenhouses (4,068sq.m) are as per the development approved by South Dublin County Council in 2005.

The centrally located main warehouse contains warehousing / storage as well as ancillary support office functions and staff accommodation. The first-floor level also accommodates ancillary office and staff areas. Greenhouse No. 1 (west) contains storage and display of goods such as furniture, catering equipment and small electrical goods. Greenhouse No. 2 (east) is used primarily for the preparation and storage of motor vehicles prior to auction. There is a small area of ancillary office and staff facilities in the north eastern corner of this building.

External hard standing areas are used for the open storage of cars, vehicles and large plant and machinery. These areas are located to the south, east and west of the warehouse and greenhouse buildings and west of the access road.

The auctions themselves take place within the Main Warehouse. There is a central ground floor auction area comprising an auction podium and standing area for auction bidders. Toilet facilities for customers are also provided at ground floor level.

Wilson's maintain an up to date and comprehensive on-line catalogue of goods available for auction which negates the need to visit the site outside the scheduled auction times. All customers register on arrival at the auctions. All auctions are also streamed live on-line (www.wilsonsauctions.com).

The ancillary office and reception areas are used by staff to undertake the administrative processes associated with the taking-in, warehousing and dispatch of goods.

OPERATING HOURS

General

The Wilson's Auctions premises generally operates for staff access from 9am to 7.30pm Monday to Friday, 9am to 5pm Saturdays and is closed Sundays and Bank Holidays. Access is also provided outside

these hours on occasions where it is necessary to facilitate the delivery and dispatch of oversized and abnormal loads related to the plant and machinery side of the business.

Ancillary Auctions

While times are subject to changes depending on demand and seasonality considerations, typically auctions take place once per week on Tuesdays, Wednesdays or Thursdays evenings between 4pm to 7pm (cars, vans and bicycles). Additional auctions are held on 1 to 2 Wednesdays per month (plant, machinery, tools, catering equipment etc.) subject to the availability of stock and the requirements of vendors/ clients. These auctions typically take place between 11am - 1pm.

All of the above auctions are streamed online. Additional online auctions (clothing, jewellery, electronics and land & property) take place online at varying times throughout the week depending on the availability of stock.

Staffing

The Wilsons' Dublin business currently employs 12 staff on a day-to-day basis with approximately 8 staff present on site at an auction event.

Client / Customer Access and Activities

Client and customer access is limited primarily to auction times. Customers can also visit the site by appointment and for meetings with the Wilsons management and staff.

The recent Covid-19 outbreak and resulting restrictions has accelerated the process of moving from onsite auctions to online auctions with the majority of bidders now attending auctions online. While it is expected that there will be some return to attendance of customers/ bidders onsite, it is expected that the majority of bidders will be in attendance online into the future.

APPENDIX B

SDCC Letters Confirming Compliance

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department

Telephone: 01 4149000

Fax: 01 4149104

Email: planning.dept@sdublincoco.ie

Private & Confidential

BMA Planning
128 Lower Baggot Street,
Dublin 2

22/09/2021

Re: Planning Application Register Reference SD18A/0126

Dear Sir/ Madam,

I acknowledge receipt of your submission received with regard to **Condition 10a** for the above mentioned planning permission.

I can confirm that **Condition 10a** has been agreed by the Parks and Landscape Services and included in the planning file.

Yours faithfully,

Zoe McAuley
For Senior Planner

Private & Confidential

BMA Planning
Taney Hall, Eglington Terrace,
Dundrum,
Dublin 14,
D14C7F7

30/09/2019

**Re: Planning Application Register Reference SD18A/0126, Site (7.6ha), Wilson's
Auctions, Green Isle Road, Corkagh, Dublin 22.**

Dear Sir/Madam,

I acknowledge receipt of your submission received 20-08-19 with regard to **Condition 10(b)** for the above mentioned planning permission.

I can confirm that **Condition 10(b)** are in compliance and has been included in the planning file.

Yours faithfully,


For Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: planning.dept@sdublincoco.ie


Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Private & Confidential

BMA Planning
Taney Hall, Eglington Terrace,
Dundrum,
Dublin 14,
D14C7F7

19/06/2019

**Re: Planning Application Register Reference SD18A/0126, Site (7.6ha), Wilson's
Auctions, Green Isle Road, Corkagh, Dublin 22.**

Dear Sir/Madam,

I acknowledge receipt of your submission received 22-05-19 with regard to **Condition 14** for the above mentioned planning permission.

I can confirm that **Condition 14** is in compliance and has been included in the planning file.

Yours faithfully,


For Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: planning.dept@sdublincoco.ie


Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Private & Confidential

BMA Planning
Taney Hall, Eglington Terrace,
Dundrum,
Dublin 14,
D14C7F7

26/09/2019

**Re: Planning Application Register Reference SD18A/0126, Site (7.6ha), Wilson's
Auctions, Green Isle Road, Corkagh, Dublin 22.**

Dear Sir/Madam,

I acknowledge receipt of your submission received 20-08-19 with regard to **Condition 15** for the above mentioned planning permission.

I can confirm that **Condition 15** are in compliance and has been included in the planning file.

Yours faithfully,



For Senior Planner