

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: 1372	Date of Decision: 21-Oct-2021
Register Reference: SD21A/0239	Registration Date: 27-Aug-2021

Applicant: JMC Van Trans Ltd.

Development: Alterations to an existing granted planning application (previously granted permissions Reg. Ref. SD18A/0314 [ABP-304148-19], SD19A/0408, SD20A/0187); reconfiguration of the ground floor area consisting of a new ancillary storage area to the proposed building's eastern elevation measuring 75sq.m, at mezzanine level; change of use of 57sq.m of warehouse floor area to staff facilities due to the following, addition of single storey fire protected corridor from Office A to in the south-west corner of the warehouse, overall 45sq.m floor area addition; addition of stairs from warehouse to mezzanine level, overall 12sq.m floor area addition; elevation alterations, introduction of covered glazed structure at the main Office entrance to the front (southern) elevation, overall height 6.18m; introduction of Integrated Modular Louvre System to Charging Area to the front (southern) and side (eastern) elevation; change of colour of southern elevation warehouse canopy to Anthracite; introduction of fire escape doors to the side (eastern) elevation; site plan alterations, omission of an existing roundabout and provision of revised road junction with an access/egress to the proposed development and to the existing Business Park; provision of a new boundary fence Type A to the southern and eastern site boundary; introduction of additional 26 HGV parking spaces to the western concrete yard (overall area 1547sq.m) and the omission of car parking at the same location; introduction of 8 van parking spaces (overall area 240sq.m) and rearrangement of the car parking spaces due to introduction of the above changes, plus addition of gas tank and generator; associated drainage layout adjustments due to the inclusion of the above alterations; all other details such as landscaping, external

surface finishes etc. will remain as per the aforementioned granted planning applications.

Location: Kingswood Business Park, Baldonnel, Dublin 22.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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 applicant is requested to submit a letter of consent from the third party who has the right of way on the access road in order for the proposed changes to the existing roundabout and provision of revised road junction. The applicant should note that an amended site location map/site layout drawing should be submitted showing clearly any right of way in the applicant landownership. A letter of consent from the third party who have the right of way on the main access road is required.
2. The applicant is requested to provide additional site layout drawings detailing the exact location of bicycle parking, noting that bicycle parking must be covered. Plans, sections and elevations are also requested, providing detailed proposals for covered bicycle parking.
3. The applicant is requested to provide additional drawings and information in relation to the proposed gas tank and generator, including any screening proposals, to allow for a full assessment of their impact.
4. The applicant is requested to submit detail design of all the retaining walls at the proposed development including:
 - fully dimensioned drawing
 - foundations including sub-base specification
 - steel reinforcement arrangement, concrete specifications
 - loadings post construction (dead, live, hydraulic, etc.)
 - drainage/groundwater management
5. The applicant is requested to provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.
6. The applicant is requested to submit revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating that fire tenders and large vehicles can access/egress the proposed junction towards the southern existing Kingswood Business Park.
7. The applicant is requested to submit an operational management plan which shall include no. of HGVs making deliveries to and from the proposed development during the operational phase of the proposed development.

8. The applicant is requested to provide the unladen Gross Vehicular Weight of the 8 vans proposed to be parked at the proposed development.
9. The applicant is requested to submit a report showing surface water attenuation calculations 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.
 - (a) The applicant is requested to contact water services prior to submission of surface water attenuation calculations to discuss same.
 - (b) The report must explain why discharge rate has changed from 7.63l/s in 2018 to new proposed discharge rate of 8.75 l/s.
10. The applicant is requested to submit a drawing to clearly show all changes to the proposed new development and to submit a drawing showing what was initially given planning permission for.
11. The applicant is requested submit a report and drawing to examine if an alternative SuDS (Sustainable Drainage System) element can be developed to replace proposed retaining wall north of site.
12. The applicant is requested to provide detailed proposals for SuDS to be included in the development. Include as much SuDS as possible to attenuate surface water. Examples of SuDS are green open area/s ponds, swales, filter drains, tree pits, permeable paving, green roofs, grasscrete and other such SuDS.

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/0239

Date: 22-Oct-2021

Yours faithfully,



for **Senior Planner**