

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

Tony Manahan,
Manahan Planners
38, Dawson Street
Dublin 2

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

Decision Order Number: 1394	Date of Decision: 26-Oct-2021
Register Reference: SD21A/0240	Registration Date: 30-Aug-2021

Applicant: Gowan Distributors Limited

Development: Changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also.

Location: Units 2007 and 2008, Orchard Avenue, Citywest Business Campus, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-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 provide a breakdown of current and proposed car parking and bicycle parking. The applicant is also requested to provide a breakdown of the use types within the building as per table 11.23 of the County Development Plan. The final provision of car parking should be limited by the maximum figures found in Table 11.23 of the County Development Plan. The final provision of bicycle parking should be as per the minimum figures found in table 11.22 of the County Development Plan. Bicycle Parking should be located, secured and covered as appropriate per the separate definitions of 'long-stay' and 'short-stay' parking in section 11.4.1 of the County Development Plan.
2. The applicant is requested to a Landscape Mitigation and Management Plan which clearly sets what tree replacement/mitigation measures are to be put in place to compensate for the proposed tree removals. It is recommended to consult with the SDCC Public Realm section.
3. (a) The application particulars contain no surface water attenuation calculations. The applicant is requested to submit a report showing surface water attenuation calculations for the proposed new-build element of the development. If the development will share an existing attenuation system, the applicant is requested to 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.
(b) The applicant is requested to submit a report and drawing to examine what SuDS (Sustainable Drainage System) are proposed. Surface water attenuation shall be carried out using SuDS such as green areas, green roof, permeable paving, filter drains tree pits, grasscrete, bioswales and other such SuDS. Only where SuDS are insufficient to attenuate surface water shall alternate surface water attenuation system be used.
It is recommended to contact Water Services to discuss existing and proposed surface water attenuation system for site.
4. The applicant is requested to provide a detailed schedule of accomodation, showing the breakdown of existing uses and proposed uses.

NOTE: The applicant should note that any submission made in repsonse 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/0240

Date: 27-Oct-2021

Yours faithfully,


for **Senior Planner**