

South Dublin County Council  
Planning Department  
County Hall, Tallaght,  
Dublin 24.



19<sup>th</sup> October 2021  
Our Ref: 1660

**RE: Additional Information response relating to Planning Application Reg. Ref. SD2/21A/0182.  
Applicant: Airtraks Ltd. T/A ATC Computer Transport.**

Dear Sir/Madam,

Please find enclosed our response documents to the additional information request as referenced above. Each of the 5 issues raised are addressed as follows;

1. The appearance of the building frontages have been assessed as per the local Authority's request. Both the proposed entrance porch addition and the visible front of the separate workshop building have received some glazing panels.  
The addition of these glazing panels will function to break up what would otherwise be metal cladding predominant elevations. Updated elevations drawings Ref. D1660-GA-A-06 and D1660-GA-A-05 are enclosed for the Local Authority's consideration.
2. The inclusion of internally lit signage has been considered and while the Client wishes that the signage remains as proposed in appearance, it will not be internally illuminated. The external building signage is now proposed to be externally illuminated at night.

The Mechanical & Electrical Consultant Engineer appointed to this project has assessed the level of external illumination and their recommendations are included in Appendix A.

The Ecologist appointed to this project has commented that the above externally lit signs will not have any negative impact on Bats. Ecologist William Mulville of JBA Consulting commented as follows:

"The external illuminated signs will not present any potential impact on the local bats provided that dark corridors (north-east & south-west borders) are not infringed upon by the sign lighting with the lighting specifications (lux levels) in line with those outlined in the Bat Report for the site (i.e.) 2700k to 3000k".

As noted by Axiseng M+E Consulting Engineers in Appendix A;

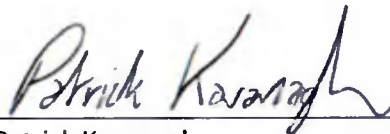
The proposed localised sign illumination level is 98.5 lux with an installed power density of 52.4W or 2442 lumens per sign.

A 2700k light emits a warm/yellow glow which can be seen from the colour chart in Appendix A.

3. (a) Please refer to enclosed Drainage Design Report for detailed calculation of proposed attenuation system volume and indicated site's SAAR and soil values, MET Eireann rainfall figures and breakdown of all proposed surfaces throughout the development. Please note, no volume has been changed, all values and volumes remain the same, as per granted original planning application reg.ref. SD20A/0204.
3. (b) Please refer to enclosed drawing ref D1660 - D4 - Site's SuDS Features for proposed features throughout the development and associated cross sections.
4. (a)&(b)  
We have applied to Irish Water for Pre - Connection Enquiry relating to connection of the subject development to the public water and wastewater infrastructure. The Confirmation of Feasibility response letter is enclosed in Appendix B which states that connections to adjacent services can be accommodated without infrastructure upgrades.
5. (a) A glint and glare analysis has been carried out by Macroworks, relating to the inclusion of roof mounted PV panels. This enclosed report dated September 2021 should be read in conjunction with Kavanagh Burke Consulting Engineers Roof Plan drawing Ref. D1660-GA-A-03.
- Please note the extent of PV panelling shown on this drawing and assessed in the Glint & Glare report is the extent that is proposed to be installed on site. This extent is less than originally proposed due to carrying out more detailed Mechanical & Electrical design recently.
5. (b) Both the appointed Mechanical & Electrical Design Consultant (Axiseng Con. Eng.) and the PV panel designer/supplier have reported that the MW output of the proposed solar panels is 30kWp. (i.e., Peak Power of the system). This will produce 27,000 kWh annually.

We trust the above is in order and look forward to future correspondence.

Yours sincerely,



Patrick Kavanagh  
BSc(Eng) Dip(Eng) CEng MStructE MIEI

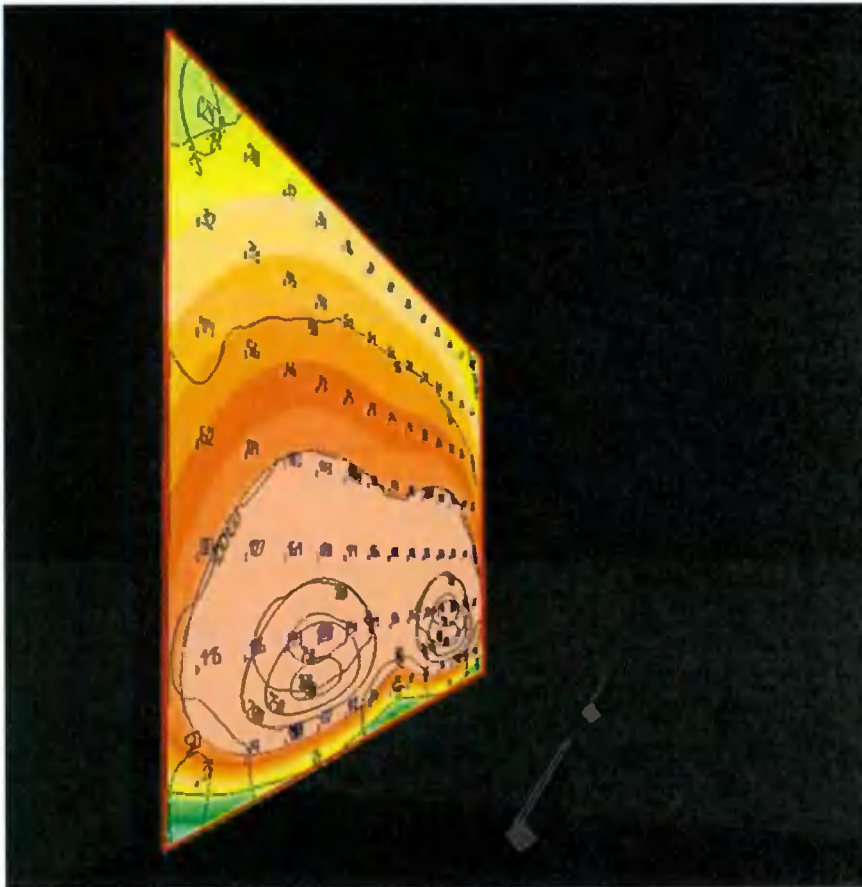
Appendix A

ATC Logistics, Baldonnell Business Park.  
Externally Illuminated Signage.

2 No. fittings for each sign.

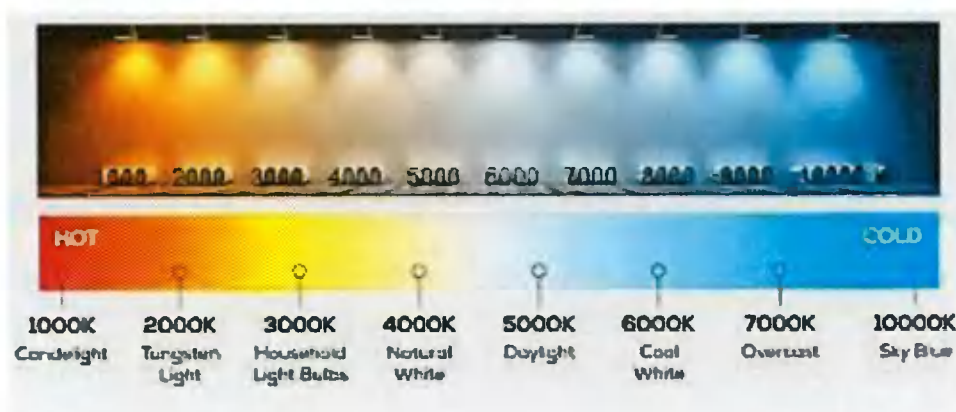
Mounted on brackets approximately 1m from the sign, this would produce an average illuminance across the sign of **98.5Lux**.

With an installed power density of **52.4W** or **2442 lumens** per sign.



Illumination intensity as provided by Axiseng Consulting Engineers.

The Correlated Colour Temperature (CCT) values noted in the report relates to how "warm" or "cool" the colour of light is from a fitting and is measured in Kelvin (K). The warmer the colour of the lamp, the lower the value and the appearance leans towards a yellow spectrum, the cooler the colour the higher the value and the appearance leans towards a white/blue spectrum of light.

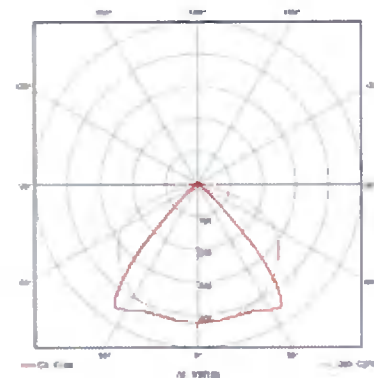


# illumina

## Technical Data Sheet

<b>Range Name:</b>	Signled
<b>Product Type:</b>	Exterior
<b>Description:</b>	Signled-1221lm-140°-Pure White-White-1524mm-c/w 2 x 300mm Wall Brackets
<b>Product Code:</b>	SL1524-WH(2B300)860

<b>Body Colour:</b>	White
<b>Mounting:</b>	-
<b>Track Adaptor:</b>	-
<b>Pendant Stem Length(mm):</b>	-
<b>Environment:</b>	Interior/Exterior
<b>Size(mm)</b>	1524 x 56 x 300
<b>Cut Out(mm):</b>	-
<b>Recessed Depth(mm):</b>	-
<b>Vertical Tilt(°):</b>	45°
<b>Horizontal Rotation(°):</b>	-
<b>Light Source:</b>	LED
<b>Lamp Type:</b>	Nichia LED
<b>Lamp Included:</b>	In Built
<b>Lamp Base:</b>	-
<b>Lamp Life(Hours):</b>	50000 hours
<b>Lumen Output(lm):</b>	1221lm
<b>Colour Temperature(k):</b>	6000k Pure White
<b>CRI(Ra):</b>	80
<b>Beam Angle(°):</b>	140°
<b>Lens:</b>	-
<b>Voltage(V):</b>	230VAC
<b>Total System Power(W):</b>	W
<b>Lamp Current(A):</b>	0.076
<b>Power Factor:</b>	0.78
<b>Luminaire Efficacy(lm/W):</b>	70 lm/W
<b>Class:</b>	Class 1
<b>Gear:</b>	Built In
<b>EAN Code:</b>	5030785131632
<b>Dimmability:</b>	-
<b>Emergency:</b>	-
<b>IP Rating:</b>	IP64
<b>Weight(kg):</b>	2.5kg
<b>Housing Material:</b>	Aluminium
<b>Material Finish:</b>	Powder Coated
<b>Guarantee:</b>	5 Year Guarantee



Images, line drawings and measurements illustrated may, in some cases be approximate and for guidance only. Colour finishes will be maintained as accurately as possible but matching cannot be guaranteed. Illumina Lighting are continually developing and improving its products. Technical specifications subject to change without prior notice. For full terms and conditions visit: <https://www.illumina.co.uk/terms.htm>

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Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

15 October 2021

**Re: CDS21006587 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Multi/Mixed Use Development of 3 unit(s) at Baldonnell Business Park, Site Bound By Clonlara Road, Co. Dublin**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Baldonnell Business Park, Site Bound By Clonlara Road, Co. Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<p style="text-align: center;"><b>OUTCOME OF PRE-CONNECTION ENQUIRY</b></p> <p style="text-align: center;"><b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
Water Connection	<p>A connection to the adjacent 200mm DI watermain can be facilitated.</p> <p>This confirmation of feasibility to connect to the Irish Water infrastructure does not extend to your fire flow requirements.</p>
Wastewater Connection	<p>A connection to the adjacent 675mm gravity sewer can be facilitated.</p> <p>Storm water will not be permitted to be discharged to the wastewater network.</p>

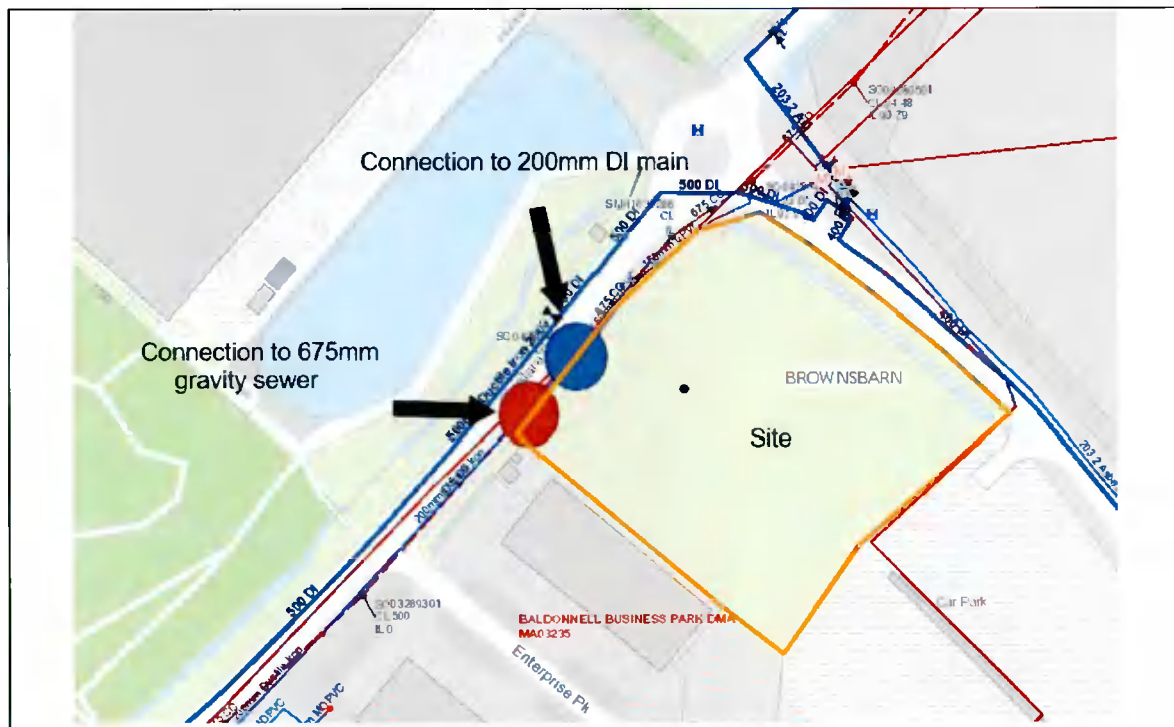


## Appendix B

It is the responsibility of the applicant to verify that a gravity connection to the adjacent Irish Water sewer is feasible.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

### General Notes:

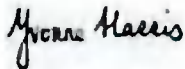
- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**

## Appendix B

- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Kevin McManmon from the design team at [kmcmannon@water.ie](mailto:kmcmannon@water.ie) For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**

## SCHEDULE OF DOCUMENTS

Applicant: Airtraks Limited T/A ATC Computer Transport

Project: SITE DEVELOPMENT AT  
BALDONNELL BUSINESS PARK,  
BALDONNELL, DUBLIN 22

Project Ref: D1660 - PLANNING ALTERATIONS - A.I. (PL3)

### **PLANNING APPLICATION DOCUMENTS**

<i>Title</i>		<i>No.</i>
Cover Letter	by Kavanagh Burke Consulting Engineers	6
Drainage Report	by Kavanagh Burke Consulting Engineers	6
Glint and Glare Assessment	by Macroworks	6

### **PLANNING APPLICATION DRAWINGS**

<i>Drawing Ref. No</i>	<i>Title</i>	<i>Scale</i>	<i>Drg Size</i>	<i>No.</i>
D1660 - D2	Site Plan	1-250	A1	6
D1660 - D3	Drainage & Watermain Layout	1-250	A1	6
D1660 - D4	Site's SuDS Features Cross Sections	NTS	A1	6
D1660 - GA-A-01	Ground Floor Plan	1-100	A1	6
D1660 - GA-A-02	First Floor Plan	1-100	A1	6
D1660 - GA-A-03	Roof Plan	1-100	A1	6
D1660 - GA-A-04	Section A-A	1-100	A1	6
D1660 - GA-A-05	Elevations	1-100	A0	6
D1660 - GA-A-06	Workshop - Floor Plan, Section A-A & Elevations	1-100	A1	6
D1660 - GA-A-07	Contiguous Front Elevations	1-200	A2	6

*End of Document*