

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1459/21

**Reg. Reference:** SD21A/0051      **Application Date:** 03-Mar-2021  
**Submission Type:** Additional      **Registration Date:** 13-Oct-2021  
Information

**Correspondence Name and Address:** BMA Planning Taney Hall, Eglington Terrace,  
Dundrum, Dublin 14, D14C7F7

**Proposed Development:** The continuance of use of the existing 3 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 including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/ fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by condition 9 of that permission. A Protected Structure - Former Gun Powder Store (RPS Ref. 205) - is located within the application site.

**Location:** Wilsons Auctions, Green Isle Road, Corkagh,  
Clondalkin, Dublin 22

**Applicant Name:** RGR Holdings Limited

**Application Type:** Permission

(SW)

### Description of Site and Surroundings:

Site Area: stated as 7.6 Hectares.

#### Site Description:

This site is located just north of the N7 (Naas Road) and immediately east of the interchange at the junction of the N7 and the R136 (Outer Ring Road). The site is accessed off the Green Isle Road, which is situated to the south and east of the site. The Camac Valley Tourist and Camping Park is located to the east of the site.

The existing internal access road runs through the middle of the site and divides the proposed sites into two individual areas. The eastern portion of the site comprises a natural greenfield (meadow),

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while the western portion of the site contains the three buildings (2 greenhouses and 1 main warehouse), a large open storage hardstanding gravelled area to the which currently stores trucks, plant and machinery, parking, and additional open storage yards. The 2 greenhouses are 2,034sq.m respectively, and the Main Warehouse is 2,037sq.m. To the side (east) of Greenhouse no. 2 is an open storage yard, and 33 car parking spaces to the front (south). The Camac River runs to the north of the site boundary and there is an important network of hedgerows and forested area to the north of the site, all of which are important biodiversity corridors.

The former Gun Powder Store, Protected Structure, is located to north. A group of Protected Structures, Kilmateed House (RPS 198), former Powder Mill (RPS 199) and Mill Pond (RPS204), are located to the north of the site behind a boundary of mature trees and separated by a small lake and accessed from the subject site, via a narrow laneway.

### **Proposal:**

The applicant has submitted a planning application for the following:

- The **continuance** of use of the existing 3 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 including **support staff and office facilities** and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/ fencing, signage and water services infrastructure.
- The development described above was **previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years** by condition 9 of that permission.
- A Protected Structure - Former Gun Powder Store (RPS Ref. 205) - is located within the application site.

### **Zoning:**

The site is subject to zoning objective Open Space (OS) – ‘To preserve and provide for Open Space and Recreational Amenities.’ Notwithstanding the zoning of the site, the ‘Former Interbloem Premises’ has been identified as an SLO within the current County Development Plan:

### **Specific Local Objective**

The site is identified in the County Development Plan 2016 – 2022 as follows:

Economic and Tourism (ET) Policy 3 SLO 2

*‘To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its Protected Structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome.’*

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### Record of Protected Structure

There is a Protected Structure (RPS Ref. 2015, Gun Powder Store) located within the lands of the subject application site. The Protected Structure is associated with the former Corkagh Mills and Kilmateed House (RPS Ref. 187, 195, 196, 198, 199 and 204) which are located directly to the north of the application site.

### Consultations:

*Water Services Department – Water & Drainage Design* - Additional information requested.

*Heritage Officer* – No report received at time of writing.

*Architectural Conservation Officer* - No report received at time of writing.

*Irish Water* - No objections, subject to conditions

*Roads Section* – No objections.

*Environmental Health Officer* - No report received at time of writing.

*Transport Infrastructure Ireland* – Object, additional information requested.

*Department of Defence* - No objections, subject to conditions

*SEA Sensitivity Screening* – Indicates overlap with:

- SFRA A 2016 and,
- SFRA B 2016

### Submissions/Observations /Representations

None.

### Relevant Planning History

SD18A/0126 Continuance of use of the 3 existing 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.

### **Retention Permission Granted - Temporary.**

SD07A/0203 The development will consist of the demolition of 3 number horticultural warehouses (6,369sq.m) and replacement with a tri location super hospital complex (219,800sq.m) with fully integrated education and research facilities based on international best practice encompassing a 12 number storey 450 bed children's hospital (135,00sq.m) building located to the west of the site, a 9 number storey 220 bed maternity hospital (30,800sq.m) building located to the north of the site and a 9 number storey 450 bed adult hospital (54,000sq.m) building located to the east of the site. The tri location super hospital complex will have in house diagnostic imaging and clinical waste handling. The site will also accommodate a 9-number storey 333 bed key worker accommodation block (20,000sq.m) and provide ancillary retail (1500 sq.m) to service the hospital. Works will include providing a new priority junction and upgrading the existing access, 2450 number basement car parking spaces and 50 number surface car parking spaces, the development of two number heli - pads located on the roof of the children's and adult hospital, hard and soft landscaping areas, bicycle stands and revised boundary treatment. There is a protected structure (RPS 205, Gun Powder Store) located within the lands of the subject site. The protected structure is associated with the former

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Corkagh Gunpowder Mills (rps 195,196,198,199,203) to the North of the application area. The former Gunpowder Store will be protected and preserved in situ. **Refuse Outline Permission**

SD05A/1047 Retention of two no. glasshouse structures and one no. packing shed at positions located further south than indicated on proposals previously granted permission Reg. Ref. S95A/0409 together with retention of one free standing sign. **Retention Permission Granted.**

SD03A/0070 Construct two 38kV 12 metre line termination masts under the Clondalkin Saggart / Tee to Cheeverstown 38kV line. These masts are required, in order to underground a section of the 38kV Overhead Line which is in conflict with the Outer Ring Road / N7 Interchange Roadworks. **Permission Granted.**

S95A/0409 / PL06S.097747

Glasshouse development associated horticultural packing shed and sewage treatment.

Decision: **Planning permission granted on appeal** (ABP Ref. PL06S.097747)

### **Relevant Enforcement History**

Enf Ref S7197

Nature of Enforcement: change of use of the lands to storage of vehicles/plant machinery and operation of an auction type business without planning permission.

Status: Closed

### **Pre-Planning Consultation**

*None.*

### **Relevant Policy in South Dublin County Council Development Plan (2016-2022)**

*Section 1.12.0 Employment Lands*

*3.13.0 Open Space Management & Use*

*Policy C12 Open Space*

*Section 4.2.0 Strategic Policy For Employment*

*Policy ET1 Economic and Tourism Overarching Policies and Objectives*

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

*Section 4.3.3 Enterprise and Employment Zoned Lands*

*Policy ET3 Enterprise and Employment (EE)*

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

*ET3 SLO 2:*

To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange

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Castle Road, safeguarding the setting of Corkagh Park and its Protected Structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome.

*Section 6.4.4 Car Parking*  
*Policy TM7 Car Parking*

*Section 7.1.0 Water Supply & Wastewater*  
*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*  
*Policy IE2 Surface Water & Groundwater*

*Section 7.3.0 Flood Risk Management*  
*Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation*  
*Policy IE5 Waste Management*

*Section 7.6.0 Major Accidents Directive*  
*Policy IE6 Major Accidents*

*7.7.0 Environmental Quality*  
*Policy IE6 Environmental Quality*

*Section 8.0 Green Infrastructure*  
*Policy G1 Overarching*  
*Policy G2 Green Infrastructure Network*  
*Policy G3 Water Courses Network*  
*Policy G4 Public Open Space and Landscape Setting*  
*Policy G5 Sustainable Urban Drainage Systems*

*Section 9.0 Heritage, Conservation and Landscapes*  
*HCL Policy 1 – Overarching*  
*HCL Policy 2 - Archaeological Heritage*  
*HCL Policy 3 - Protected Structures*  
*HCL Policy 4 Architectural Conservation Areas*  
*HCL Policy 5 - Older Buildings, Estates and Streetscapes*

*Section 9.3.1 Natura 2000 Sites*  
*Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy*  
*Policy E3 Energy Performance in Existing Buildings*  
*Policy E4 Energy Performance in New Buildings*  
*Policy E5 Waste Heat Recovery & Utilisation*

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*Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.5 Enterprise and Employment Areas*

*Section 11.2.7 Building Height*

*Section 11.4.1 Bicycle Parking Standards*

*Table 11.22: Minimum Bicycle Parking Rates*

*Section 11.4.2 Car Parking Standards*

*Table 11.23: Maximum Parking Rates (Non Residential)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.4.6 Travel Plans*

*11.5.1 – Archaeological Heritage*

*11.5.2 – Protected Structures*

*11.5.3 – Architectural Conservation Areas*

*Schedule 1 – Record of Monuments and Places*

- RM & Map Ref: Address/Location & Description

*Schedule 2 – Record of Protected Structures*

- RPS & Map Ref, Address/Location & Description)

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.6.3 Environmental Hazard Management*

*Section 11.6.3 (i) Air Quality*

*Section 11.6.3 (ii) Noise*

*Section 11.6.3 (iii) Lighting*

*Section 11.6.4 Major Accidents – Seveso Sites*

*Section 11.6.5 Waste Management*

*Section 11.7.2 Energy Performance In New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines**

***Traffic and Transport Assessment Guidelines***, National Roads Authority, (2007)

***Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities***,  
Department of the Environment, Heritage and Local Government, (2009)

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*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009)

**Project Ireland 2040 National Planning Framework**, Government of Ireland, 2018.

**Spatial Planning and National Roads Guidelines for Planning Authorities (2012)**

### Assessment

The main issues for assessment are:

- zoning and Council policy,
- temporary permission,
- impact on protected structure,
- access and parking,
- external lighting
- landscaping and environmental impact, Green Infrastructure
- services and drainage and water quality protection,
- aviation safety,
- signage,
- environmental impact assessment
- appropriate assessment,

### **Zoning and Council Policy**

Within Zoning Objective Open Space (OS), Warehousing as a use is not permitted as outlined in Table 11.15 of the County Development Plan 2016-2022. Notwithstanding this, a Specific Local Objective, within the Plan, supports the use of the '*former Interbloem Premises*' for '*warehousing and ancillary auction uses*'

ET Policy 3 SLO 2 states it is '*To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its Protected Structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome.*'

Under the previous application, the principle of support office and staff facilities was deemed to be an acceptable ancillary use.

SD18A/0126 found that, having regard to the nature of the activities onsite, it was considered that subject to restrictions on ancillary uses, and extensive encroachment of activities onsite by way of conditions, the warehousing and ancillary auction uses would be generally in compliance with the Council policy as expressed in the SLO.

It is noted that SD18A/0126 was granted as a temporary consent only, as concerns remained regarding the impacts of the proposal on the environment, the general zoning of the site (open space) and the road network.

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The Planning Authority still has some concerns regarding the use on the site. The SLO allows 'ancillary auction uses' and 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:

- 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)
- Areas used for warehousing / storage
- Areas used for both auctioneering and warehousing/storage
- Details of the days and times the auctions takes place; details should include concurrent auctions in different areas of the buildings and the actual number of auctions taking place each day
- any variance of use on days when the auction is taking place verse when there is no auction; details of operations on the site if, and when no auctions area taking place.
- 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'
- A labelled site layout plan to complement the above.

The primary zoning objective of the site is as Open Space and the SLO allows for a specific exception to this. It should also be noted that *ET Policy 3 SLO 2* includes the '*protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its Protected Structures*'. Therefore, in order to comply with the overall zoning objective, **the applicant must demonstrate that the sensitive nature of the site has been taken into consideration**. These matters are assessed below.

### Areas of Hardstanding

The applicant has stated that they are seeking permission for the development previously granted under SD18A/0126. It is apparent that there may be areas of hardstanding on site that were not granted permission previously. The applicant is therefore requested to provide **additional information** showing all built areas / areas of hardstanding on the site, whether or not they have planning permission. It should be noted that the SLO refers to the former Interbloem premises and that any proposal for encroachment on lands which were not formally used as part of the 'premises' would not be considered favourably by the Planning Authority and could possibly be deemed to be contrary to the zoning of the lands.

### ***Impact on Protected Structure***

There is a Protected Structure (RPS Ref. 2015, Gun Powder Store) located directly to the north of the buildings and within the site boundary (Map no. Ref. 205 'Corkagh' Former Gun Powder Store). The Protected Structure is associated with the former Corkagh Mills and Kilmateed House (RPS Ref. 187, 195, 196, 198, 199, 204) which are located to the north of the application site. The access road to each of these protected structures crosses the lands of Wilson's Auctioneers. In this instance, in the interests of protecting the integrity of the context of these structures and the open space zoning that any permanent operation should be designed and landscaped to the highest standard.



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No information has been submitted regarding protected structures with the current application, however, it is noted that for the previous permission (SD18A/0126), an Architectural Heritage Assessment was prepared by John Cronin and Associates (September 2018). Subject to conditions, it was determined that the impacts of the proposal would be acceptable. However, this assessment was based upon a temporary grant of permission and the proposed development would be permanent. As above, it is noted that the Protected Structures to the rear are accessed via the application site. It is therefore desirable, that the route is landscaped well, including, potentially a tree lined avenue (as a minimum). The hardstanding and areas where the storage of vehicles are located should be substantially screened by landscaping features such as berms, green walls, significant planting or other green alternatives.

The applicant is requested to demonstrate via **additional information** how the special character and appearance of the Protected Structures will be impacted/protected both directly and indirectly.

### **Visual Impact**

The current site uses, notably the extensive external areas of storage of vehicles, plant and machinery has had a significant adverse impact on the site from a visual perspective.

It is noted that for SD18A/0126, the visual impact and landscaping were considered extensively. The applicant submitted additional information, including landscaping plans and bat surveys. Further information was also submitted as planning compliance. Given this proposal is for a permanent permission, the applicant is requested to demonstrate the full visual impact of the development to be granted, having regard to the open space zoning and protected structures (on site and in proximity), watercourses and ponds and provide a further detailed landscape proposal to address the Planning Authority's concerns. The applicant should be requested to submit 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. This should be provided as **additional information**.

### **Access and Parking**

The Council's Roads Department has not raised any objections to the current proposal. Notwithstanding this Transport Infrastructure Ireland has raised a number of concerns and has stated: *'The Authority has examined the above application and considers that it is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network for the following reason(s):*

- *Official policy in relation to development involving access to national roads and development along such roads is set out in the Department of Environment, Community & Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012)'. Section 2.7 of the DoECLG Guidelines concerns development at National Road Interchanges or Junctions. The proposal, if approved, would create an adverse impact on the national road and associated junction and would, in the Authority's opinion, be at variance with the foregoing national policy.*
- *The Authority 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*

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*impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site.*

- *The Authority 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'.*

As permanent permission is now being sought, the applicant is requested to address the concerns, raised by TII, through the submission of **additional information**.

Furthermore, as stated above, the site is zoned as Open Space and, whilst there is an SLO in place, the proposal should give consideration to the primary zoning objective. Paragraph 11.4.4 states, in relation to Parking Courts *"To ensure surface parking does not dominate the urban landscape parking courts, that are highly visible from the public domain, should be restricted in size (with no more than 40 spaces per court) and well landscaped. Where larger areas of surface parking are proposed they should be located behind buildings, and/or in the centre of blocks, so that they are obscured from view"*. It is not considered that the applicant has provided details of how this permanent parking area would be well landscaped and be in compliance with Section 11.4.4 of the County Development Plan. This should be addressed via **additional information**.

### ***External Lighting***

It is noted that condition 8 of SD18A/0126 required details of external lighting to be agreed. Having regard to the sensitivity of the site, the applicant is requested to submit details of all lighting proposals to allow for a full assessment to be carried out as part of the application for them to be agreed prior to a decision being made. This should be addressed via **additional information**.

### ***Landscape and Environmental Impact***

Parks has stated that all relevant conditions from SD18A/0126 should apply. They have also stated:

*"The landscape architect's opinion on compliance with planning permission should detail what elements of landscaping have not been carried out and ensure they are carried out. It appears, for example, from Photoview 2 that the formal hedge along the entrance avenue and deciduous trees along the west side of the avenue have not been planted so the trucks are highly visible behind a fence"*.

Furthermore, given that permanent permission is being sought, the applicant should amend all proposals to ensure that the development complies with the Green Infrastructure Chapter of the County Development Plan and introduce increased features to include screening, green walls, berms, above ground surface water drainage and should investigate the potential for the rest of the site to be used by the public within this open space zoning. It is considered that this matter should be addressed via **additional information**.

### ***Services and Drainage and Water Quality Protection***

It is noted that water quality was addressed as part of the previous permission. Water Services has stated:

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*“Based on limited information provided the surface water attenuation provided of 255m<sup>3</sup> for 1:30 year is estimated to be undersized by 255%.*

*The surface water attenuation of 407m<sup>3</sup> provided for 1 in 100 year storm is estimated to be undersized by approximately 60%.*

*Submit a report showing Met Eireann rainfall data for the proposed site. Show what the SAAR (Standard Annual Average Rainfall being used is. Submit a report showing updated surface water attenuation calculations. Show what surface water attenuation is provide and what surface water attenuation is required”.*

The findings of the Water Services Department is of grave concern to the Planning Authority, especially considering the potential for flooding downstream from the site. **Additional information** should be requested regarding surface water attenuation and also regarding flood risk, and a full investigation of how the water can be held back on site for slow release – above ground solutions should form part of any proposals.

Irish Water has raised no objections, subject to conditions.

### ***Aviation Safety***

The proposed site is located 2km to the south of Casement Aerodrome, Baldonnell. The Department of Defence has stated:

*“Due to the proximity to Casement Aerodrome, mitigations may be required in relation to the management of wildlife attracted to the site. Should negative effects of bird activity on Irish Air Corps operations arise, the owner must put measures in place to mitigate these effects to an acceptable level”.*

This matter should be addressed via condition.

### ***Signage***

Having regards to the permanency of the proposed development, all proposals for permanent signage should demonstrate high quality, with low lighting, and should consider the location of the site in proximity to an existing tourism facility, protected structures and the open space zoning of the site. The applicant is also requested by way of **additional information** to set out whether the signage differs from that which was previously granted permission on the site.

### ***Previous Conditions attached to SD18A/0126***

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 via **additional information**, 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

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- 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

### ***Environmental Impact Assessment***

No Environmental Impact Assessment Report (EIAR) was submitted with the application. Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***Appropriate Assessment Natura Impact Statement***

A Screening for Appropriate Assessment prepared by Openfield Ecological Services (2018) was submitted. It is not considered the impacts of the current proposal would alter the findings of this assessment. The screening process has indicated that no potential impact is likely, and that a full Stage 2 assessment is not required.

The planning authority consider that, having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

Notwithstanding the above, the proposed development of a site in immediate proximity to ecologically mature lands, in an established setting would result in the disturbance of habitat, and will have a significant impact, without mitigation on the medium-long term of the immediate environment. To lessen the impact of this disturbance the applicant should 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. This is in the interests of climate change and adaptation, which the Council must address.

### **Conclusion**

Having regard to the information submitted, the planning history and the responses from consultees, additional information is required to comprehensively assess the application.

### **Recommendation**

Request Further Information.

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### **Further Information**

Further Information was requested on 27 April 2021

Further Information extension was granted on 29 September 2021 - extension until 26/01/2022

Further Information was received on 13 October 2021.

### **Consultations:**

*Roads:*

*Irish Water:*

*TII:*

*Parks:*

*Architectural Conservation Officer:*

*Heritage Officer:*

*Water Services:*

### **Item 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:

(a)

(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.

(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'.

(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.

### ***Applicant's response:***

*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 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.*

*Current application seeks same development, which was restricted to 2 years.*

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Following 2019 grant, investment was made in landscaping etc as required by the conditions. Current layout is final layout, including all amends required by SD18A/0126.

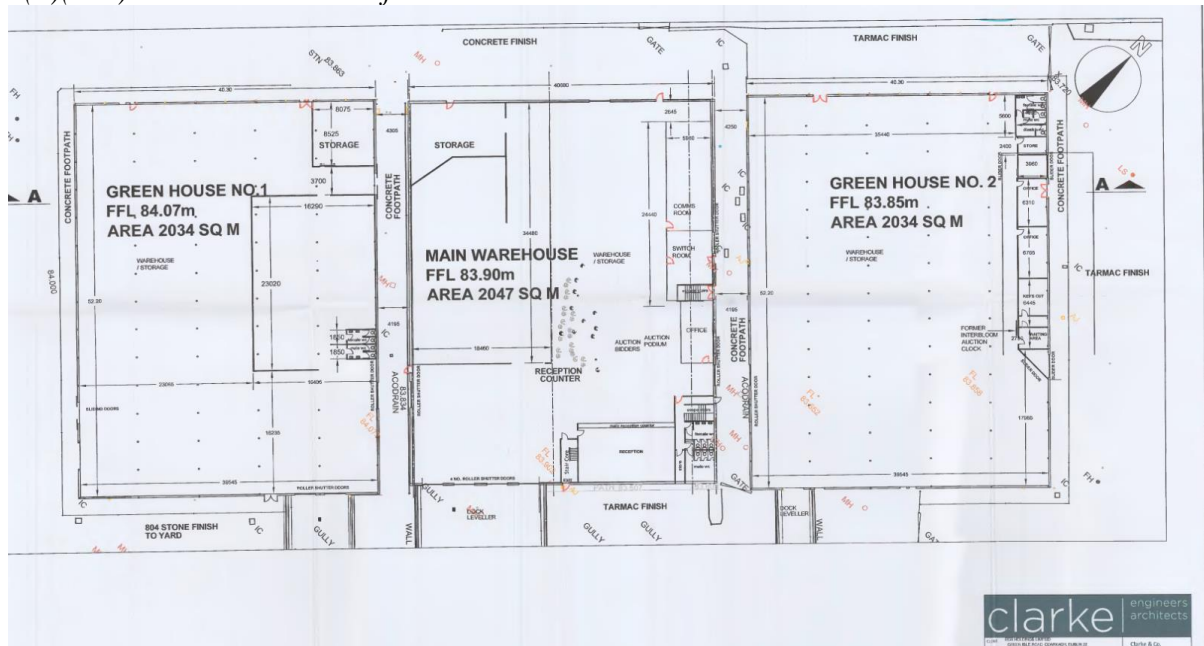
No new uses are proposed. Permission previously granted for “storage and warehousing of motor vehicles, plant, machinery and other durable products for sale by public auction”. These are in keeping with ET3 SLO2 uses.

Auctions are ancillary, as confirmed by the limited area of the development devoted to auction uses, i.e. 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 other ancillary uses – support office, staff facilities.

I(a)(i-iii) Auction area identified as below:



Area is limited to auction podium and standing area for bidders. Remaining areas 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 No1 and No 2 west of the shares access road, east of the Green Isle Toad embankment and north of the site access.
- The area west of Green House No1
- The area east of Green House No 2

No areas are used for both auctioneering and warehousing / storage.

I(a)(iv-vi)

Auctions are subject to change, due to demand and seasonality, they generally take place Tuesday, Wednesday and Thursday 4-7 (cars, vans and bicycles). Additional auctions held 1-2 Wednesdays per month (plant, machinery, tools, catering equipment etc), subject to availability of stock and the requirements of vendors / clients. Auctions are streamed online.

During pandemic, all auctions migrated online and the pandemic has accelerated the move to online auctions for customers. Pre-pandemic there was an online facility to view and bid on goods during designated auction times. During the pandemic, all auctions were online. Post the pandemic, it is

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*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.*

*1(a)(vii) and 1(b) – DWG P05 indicates the internal layout. P02, part site plan, identifies the external open storage areas within the site. These should be read in conjunction with the operational report attached within appendix A.*

**It is not apparent that P02 has been submitted as part of the Additional Information.**

### **Assessment:**

The floorplans indicate a small area of the main warehouse dedicated to the auctioneering and has set out that online auctioneering also takes place. In terms of footprint taken up on site, it is apparent that the auctioneering is ancillary to the warehouse / storage use. The times that the auctions take place are also limited and should planning be granted, a condition is recommended restricting the times/number of onsite auctions can take place. The applicant has therefore addressed items (a)(i), (a)(ii), (a)(iii) adequately. In terms of (a) (iv) the applicant has not provided details of concurrent auctions, however, it is noted that there is a single podium and therefore only a single auction can take place at a time. Item (a)(iv) has therefore been addressed adequately. For item (a)(v) the applicant has indicated that there would be any variance of use on days when the auction is taking place verse when there is no auction, as there is no overlap between areas. The information submitted in relation to (a)(vi) regarding Covid is also considered acceptable.

It is noted that, in terms of external storage, the referenced plan has not been submitted for Item (a)(vii). As such, the applicant is requested to provide this via **clarification of additional information**. It is noted that Appendix A of the response to the additional information sets out the operational report, as requested in item 1(a)(vii). This states that external hard standing areas are used for the open storage of cars, vehicles and large plant and machinery and that these areas are located to the **south east and west of the warehouse** and greenhouse buildings and west of the access road. Operational hours for 'staff access' are 9am – 7.30pm Monday to Friday, 9am to 5pm Saturday and they are closed Sunday and Bank Holiday. Access is provided outside these hours occasionally when required to facilitate delivery / abnormal loads. It is noted that Appendix A sets out that the Wednesday Auctions take place between 11am and 1pm. There are 12 staff daily, with 8 present for an auction event. It is not expected that post covid, the level of people attending online will return to pre-covid levels. It should be noted that under SD18A/0126, the following condition regarding hours of operation was imposed:

### *Hours of Operation.*

- *Hours of general operation shall be 0800 to 1800 hours (Monday to Friday) and from 0900 to 1400 hours on Saturdays, closed on Sundays.*
- *The site shall be open to the public on weekdays from 0900 to 1800 hours (Monday to Friday) and from 1000 to 1300 hours on Saturdays, closed on Sundays.*
- *Evening Auctions shall occur within the hours of 1800 to 2030 hours on Tuesdays and Thursdays only.*

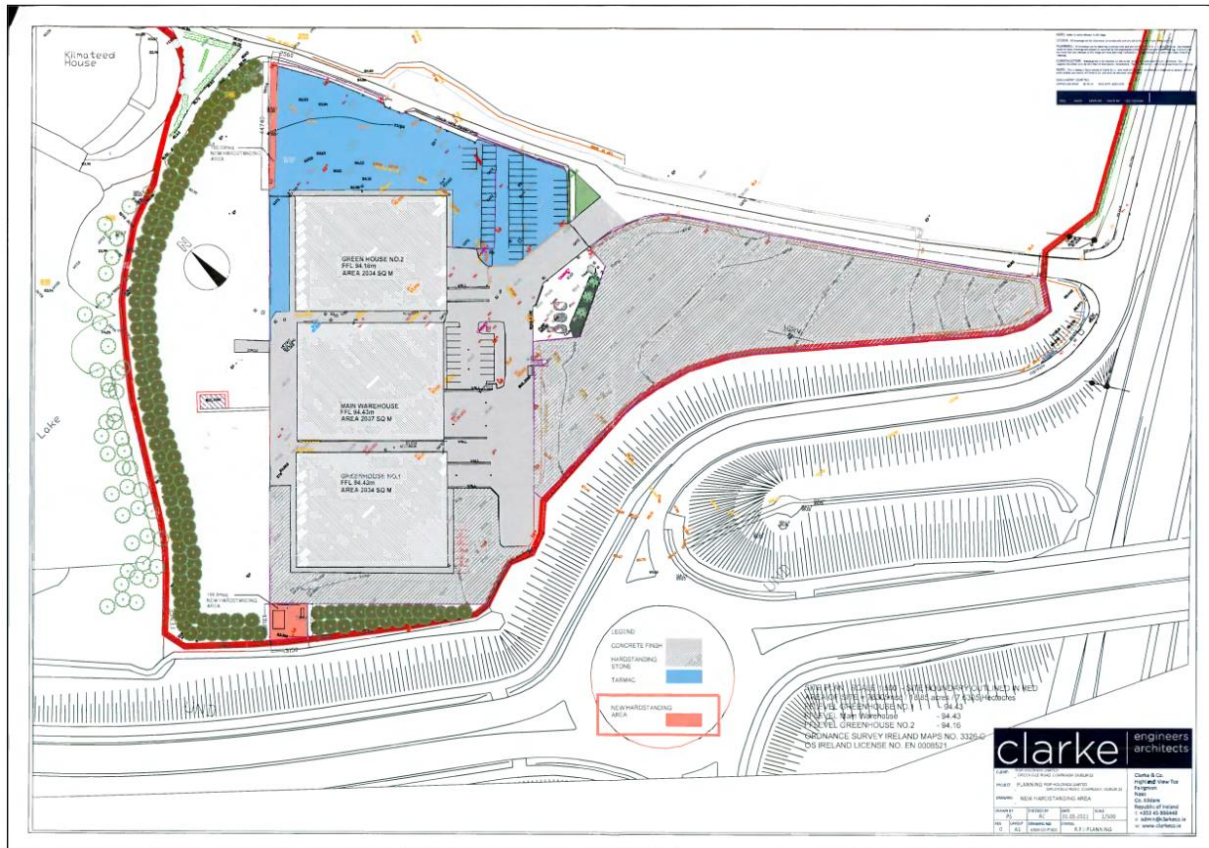
*REASON: In the interest of proper planning and development.*

The operation the applicant has described is at slight variance with this condition, but it does not appear that the proposal would have a significant impact in terms of increased hours of operation.

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The 'Hardstanding' plan, as requested under item (b) indicates the following:



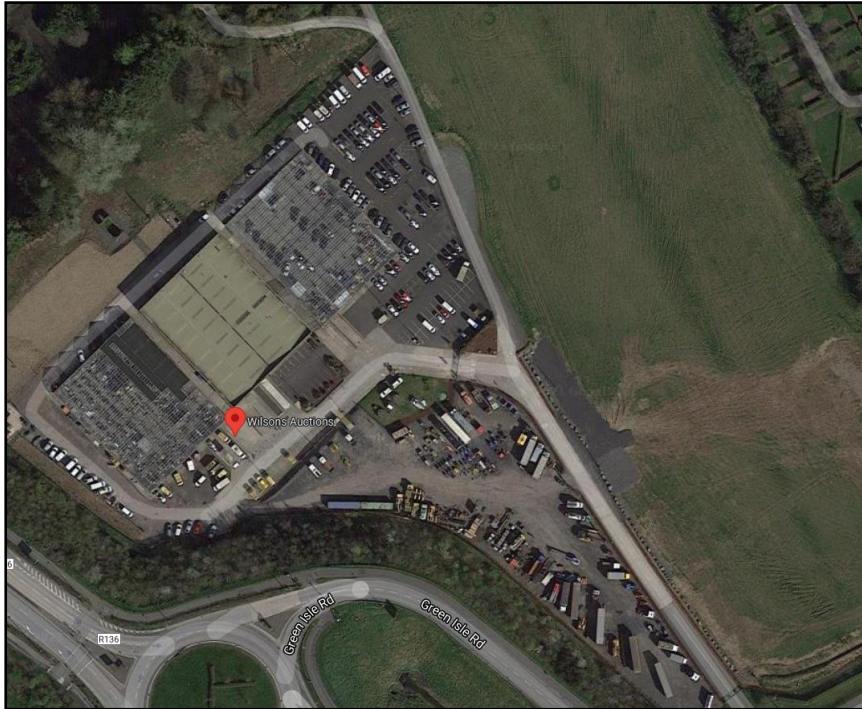
The areas of hardstanding indicated on the above plan are significant, however, it is also noted that no significant areas of new hardstanding are proposed as part of the current application.

It is apparent from aerial photography that there are areas of hardstanding to the east of the access road:



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These areas are not indicated on the hardstanding plan. They are shown as landscaped on other plans. Should permission be granted, then a condition would be imposed seeking restoration of these areas in accordance with the landscape plans.

### **Item 2:**

(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.

(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.

### ***Applicant's response:***

*(a) A transport statement has been prepared, this 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) full details of the proposed surface water drainage infrastructures on the site are provided within the Engineering Services Report by Clarke and C included within the application and updates as required within the response to Item 6 below.*

*In summary, surface water from the site is collected by galleys and roof water is collected by gutters and discharges to three rainwater harvesting storage tanks. The grey water is fed back to the buildings. The excess water overflows from the storage tanks to a proposed silt trap and petrol / oil*

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*interceptor before discharging into attenuation storm water management system (Stormtec) with and out fall to the stream. Out fall is limited to green runoff rate. Outdoor lighting report has been provided.*

### **Assessment:**

TII has submitted a response to the Additional Information. This states *“With reference to the further information submitted in connection with the above planning application, I wish to advise that the Authority's position remains as set out in our letter of 15-Apr-2021”*.

The response from TII on 15 April 2021 stated:

- *“Official policy in relation to development involving access to national roads and development along such roads is set out in the Department of Environment, Community & Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012)'. Section 2.7 of the DoECLG Guidelines concerns development at National Road Interchanges or Junctions. The proposal, if approved, would create an adverse impact on the national road and associated junction and would, in the Authority's opinion, be at variance with the foregoing national policy.*
- *The Authority 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 Authority 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”*.

Roads has commented on the submission and has raised no objections subject to conditions, however the requested condition seeks a letter confirmation from TII stating that they are satisfied with the submission to the Additional Information in relation to Items 2(a) and 2(b).

Given the significance of the objection from TII, the applicant is invited to submit **clarification of additional information** which addresses these concerns. The applicant should liaise with TII to ensure the further submission is compliant with their requirements, where possible. The Planning Department notes that Section 2.7 of *Department of Environment, Community & Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012)* refers primarily to development plan policy. The Guidelines outline *that* planning authorities must exercise particular care in their assessment of development/local area plan proposals relating to the development objectives

and/or zoning of locations at or close to interchanges where such development could generate significant additional traffic with potential to impact on the national road.’ The Guidelines outline that the planning authority must make sure that such development which is consistent with planning policies can be catered for by the design assumptions underpinning such junctions and interchanges, thereby avoiding potentially compromising the capacity and efficiency of the

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national road/associated junctions and possibly leading to the premature and unacceptable reduction in the level of service available to road users.

It is noted that the subject lands are identified for this use following the inclusion of a Specific Local Objective as part of the Development Plan process and as such represent development consistent with planning policies. Furthermore, there is a history of activity on this site.

### Item 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 (on site 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.

### ***Applicant's response:***

- (i) *Revised landscape plan has been prepared by KFLA, illustrating the extensive landscaping programme implemented under SD18A/0126. This also illustrates additional landscaping under the current proposal.*
- (ii) *LVIA has been prepared, along with photomontages.*
- (iii) *DWG 101*
- (iv) *Report prepared by John Cronin and Associates.*
- (v) *Indicated on Dwg 101*
- (vi) *Indicated on Dwg104*
- (vii) *Indicated on Dwg 101*

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### Assessment:

Parks has stated:

*“There are conflicts between the information on the Landscape Plan (Kevin Fitzpatrick Landscape Architects Drawing No. 101) and the drainage plan (Clarke Drawing 4966-02-P30 Natural Flow Path). The Public Realm section requires clarification of this additional information submitted and for the proposals to be consistent”.*

In relation to (i) the applicant is requested to provide **clarification of additional information** in order to ensure there are no conflicts between landscaping and drainage.

In relation to (ii) the applicant has submitted a landscape and visual impact assessment, as well as photomontages. The LVIA states that the residual impact will be the same as prior to mitigation, as the mitigation is already in place.

8 views have been provided for the photomontages:

VP1: from within Corkagh Park. The applicant states that the proposal would not be visible from this location and the Planning Authority agrees with this assessment.

VP2: From the vicinity of the protected structures at Old Mill House. The applicant states that the proposal would not be visible from this location and the Planning Authority agrees with this assessment.

VP3: from the entrance lane at Old Mill House. The applicant states that the proposal would not be visible from this location and the Planning Authority agrees with this assessment.

VP4: view from the vicinity of the Protected Structure in the North of the subject lands towards the south. A staggered tree line is proposed in this location. It is indicated as existing, at 1 year and at 5 years. The applicant states that the impact would be significant, positive and long term. The planning authority considers the planting is somewhat effective at 5 years.

VP5: view from Green Isle Road towards the northwest. The existing view includes recently planted trees and the 5 year view indicates them after growing for this length of time. The applicant states that there would be a significant positive long term impact.

VP6: from the entrance to Camac Valley Tourist Caravan and Camping Park. The applicant states that the proposal would not be visible from this location and the Planning Authority agrees with this assessment.

VP7: View from the Eastern Perimeter of the site towards the west. The applicant states that there will be a moderate positive long term visual impact. The Planning Authority are of the opinion that the landscaping has a minimal impact, however, the view from the east is not of significant importance.

VP8: View from the entrance to the site along the access road. The applicant states that there will be a moderate positive long term visual impact. The Planning Authority are of the opinion that the landscaping has a minimal impact, however, it is important for the access to the protected structures to the rear to be of a high quality. The present and future situations indicate that machinery would be highly visible. The applicant is, therefore, requested to submit details of further planting and photomontages indicating more landscaping in this area. This should be addressed by way of **clarification of additional information**.

In relation to (iii) it is not considered that the applicant has provided adequate revised proposals, including a landscaping scheme, for the access roadway (which leads to the Protected Structures to

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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. The photomontage from View 8 shows minimal intervention in this regard. The applicant is requested to address this by way of **clarification of additional information**.

For point (iv) the applicant has provided a report on architectural heritage. No comments have been received from the Architectural Conservation Officer.

The applicant has not provided full details for the landscaping of all parking areas, nor have they demonstrated compliance with Section 11.4.4 of the County Development Plan, as was required by item (v). It is noted that the landscaping plan indicates that some, but not all parking areas would benefit from additional tree planting. The applicant is requested to address this by way of **clarification of additional information**.

(vi) Boundary treatments: the applicant has provided a boundary treatment plan. Boundary type A would be to the north, this is woodland strengthened by an additional tree belt. Type B is also woodland and would be on the far east boundary, adjacent to the caravan park. Type C, to the east of the entrance would consist of existing boundary hedge and fence with new trees. Type D would be to the south west boundary and would be new native hedgerow, permitted under planning permission SD18A/0126. Type to the west would be new fence and tree / woodland as permitted under SD18A/0126. Type F indicates a new hedge and tree line, as permitted under SD18A/0126, along the eastern boundary of the avenue. Type G (west avenue boundary) indicates a rigid mesh fence and formal hedge and tree lines, as permitted under SD18A/0126. Type H continues up the access to the Protected Structure from Type F and would be an extension of the formal hedge and tree line and would be the same as Type F. It is noted from DWG that Type H is the only one not indicated as being installed at present and the timeframe given is during 2020/2021 planting season. It is unclear whether this has taken place. The applicant is requested to address this matter via **clarification of additional information**. It is noted that there are a number of fences indicated on the boundary plan that are indicated as existing. These were not indicated at the previous stage or at the compliance submission stage. The applicant is requested to **clarify** when these fences were installed.

### Item 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.

*Applicant's response:*

*Response has been prepared by John Cronin and Associated, enclosed with the current response. This confirms character of PS is safeguarded by landscaping and planting undertaken in accordance with SD18A/0126. Access to the PS is being enhanced with additional planting. Additional hedge planting also. Details on DWG101.*

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### Assessment:

The applicant has provided a report on architectural heritage in accordance with (a). It is not apparent that the applicant has provided any additional landscaping in accordance with (b). The applicant is requested to address this matter via **clarification of additional information**.

### Item 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.

### *Applicant's response:*

*Due to covid, most of the landscaping proposed for SD18A/0126 was undertaken in Nov / Dec 2020, as such, the benefit has yet to be realised. The LVIA indicates that the recent planting will screen the premises.*

*GI identified on DWG101. Works include:*

*Completed (under SD18A/0126)*

- *Excavation and removal of 2900sqm of stone hardstanding and topsoil installed to establish meadows, woodlands, hedge, trees*
- *Excavation of 800sqm asphalt surface to establish native woodland buffer to the river*
- *Establishment of new native grassland meadows*
- *5214sqm 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.*

*Current proposal*

- *Additional 335m long woodland belt on the north-eastern perimeter at 12-16m wide. New ecological corridor will be 4200sqm 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 woodlands*

*SuDS include:*

- *Trees and associated tree pits with storm water soil cell*
- *Rain water harvesting*
- *Rain garden planting bed*
- *Rock lined swale*

*Refer to dwg101*

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### Assessment:

Parks and Public Realm has indicated that there is an inconsistency in the drawings and the following additional information is required *“The applicant shall submit sustainable drainage proposals shown on both the landscape plans and the drainage plans and they shall be consistent. The swale should be vegetated. We require detail of all SuDS features showing how they work and how much water they are attenuating”*.

The above should be provided as **clarification of additional information**.

### Item 6:

The applicant should note that based on the limited information provided, the surface water attenuation provided of 255m<sup>3</sup> for 1:30 year is estimated to be undersized by approximately 255%. The surface water attenuation of 407m<sup>3</sup> 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 m<sup>3</sup> 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).

### *Applicant's response:*

*4996-02-P03 indicates natural flow path and drainage system.*

- (a) Rainfall data provided*
- (b) Surface water attenuation calculations provided*
- (c) Details of SuDS provided*
- (d) Details of SuDS provided*
- (e) Details of attenuation capacity of SuDS provided*
- (f) Details of attenuation capacity of SuDS provided*
- (g) Surface water drainage is indicated on map*
- (h) CFRAM map provided*

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### Assessment:

Water Services has raised no objections subject to conditions. Irish Water has also raised no objections, subject to conditions. The submission is therefore considered acceptable in this regard.

### Item 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.

### *Applicant's response:*

*Review of signage on the site has been undertaken and all existing signage is identified on Dwgs P1000 and P1001. The signages location identified within the enclosed response correspond with those permitted under SD18A/0126*

### Assessment:

14 signage types are indicated on Dwg 1000. The details provided are as follows:

Sign No.1: on western side of access road, along avenue and would be first sign visible upon entering the site. It is 3m high and 2.45m wide and is flat panel with a steel frame. It is not indicated that this sign is lit.

Sign No.2: within the site at the split of the access road into a fork. This is 2.98m high and is a 2m diameter circular panel. Internal lit with tubular steel leg.

Sign No.3: within the site at the split of the access road into a fork. It is 1.325m high and 2m wide and is flat panel with a steel frame. It is not indicated that this sign is lit.

Sign No.4: located along the access road to Protected Structure to north east. It is 2m high and 0.975m wide and is flat panel with a steel frame. It is not indicated that this sign is lit.

Sign No.5: located to adjacent to 'open storage' in front of main warehouse. It is 0.55m high and 1.2m wide and is flat metal coater in white with blue lettering. No support structure is indicated. It is not indicated that this sign is lit.

Sign No.6: located to adjacent to 'open storage' in front of main warehouse. It is 0.55m high and 1.2m wide and is flat metal coated in white with blue lettering. No support structure is indicated. It is not indicated that this sign is lit.

Sign No.7: located to adjacent to 'open storage' in front of main warehouse. It is 1.8m high and 12.6m wide and is blue mesh fabric fixed to existing post with wire fence. It is not indicated that this sign is lit.

Sign No.8: located on a wall to the front of main warehouse. It is 0.955m high and 6.95m wide and is white PVC sheet fixed to concrete wall. It is not indicated that this sign is lit.

Sign No.9: located on a wall to the front of main warehouse. It is 0.855m high and 6.95m wide and is white PVC sheet fixed to concrete wall. It is not indicated that this sign is lit.

Sign No.10: located on east elevation of greenhouse No.2. No dimensions are provided. This sign is a window sticker. It is not indicated that this sign is lit.



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Sign No.11: located on south side of access road, to the front of greenhouse No.2. 2 x flag with mast. No dimensions provided.

Sign No.12: There are 3 of these located to the front of greenhouse No.2 and along access road. They are 1.05m high and 1.095m wide and are flat panel signs supported with tubular steel legs and steel frame. It is not indicated that this sign is lit.

Sign No.13: within the site at the split of the access road into a fork, adjacent to 'open storage'. It is 0.6m high and no width is provided. This is a traffic warning sign and is flat metal coated in white. It is not indicated that this sign is lit.

Sign No.14: located on south side of access road, to the front of greenhouse No.2. It is 1.3m high and 6.65m wide. This blue mesh fabric and fixed to existing post with wire fence. It is not indicated that this sign is lit.

Following Variation 5 of the County Development Plan, the criteria in section 11.2.8 should be applied to signs on the outside of a building. In terms of the requirements of this section:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation. Outdoor advertising structures (on buildings or standalone) will be assessed having regard to the South Dublin County Council Outdoor Advertising Strategy (2019). All signs would advertise Wilsons Auctions. Only a single sign would be attached to the building (No10).*
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building. No elevation has been provided for sign No 10. This should be provided via **clarification of additional information.***
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features. Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment. No elevation has been provided. This should be provided via **clarification of additional information.***
- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas). No signs would be attached to a Protected Structure.*
- *Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard. No objections have been raised by Roads. It is not apparent that the signs would impact upon pedestrian or cycle movement.*
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it. The submission indicates that a single sign would be lit. This would be internally lit. Section 4 of Schedule 6 of the CDP states "Internally illuminated scrolling signs, or signs with exposed neon tubing, are generally not acceptable". The applicant is requested to provide further details of sign No2, along with images of the sign in its context. This should be provided via **clarification of additional information.***
- *All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages. This does not apply*

In accordance with Figure 1 of the Outdoor Advertising Strategy "This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements

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*may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network”.*

Section 7 of the Strategy states that: *Applications for new advertising structures on private lands (adjacent to primary routes) will be considered having regard to the following:*

- *The geographical zone in which the site is located, as set out in the figure showing zones of advertising control. The site is within zone 2 – advertising is permitted in this location.*
- *The rationale for the proposed advertising structure, including proposals for the removal and/ or rationalisation of existing outdoor advertising structures. No rationale has been provided for the advertising. The applicant has stated in their response that ‘the signage is of high quality and doesn’t detract from the area’.*
- *The concentration of existing advertising structures in the area. It is apparent that there is a significant concentration of signage, particularly around greenhouse No.2 and the main warehouse.*
- *The design of the advertising panel and the use of high-quality materials. The signs would be off different materials. Generally the freestanding structures are of good quality and are grey with white or black (Nos 1, 2, 3, 4 and 12). The flagpoles, No 11 are also acceptable in terms of materials. Nos 5, 6 and 13 are metal which is acceptable, but it is not indicated what they would be fixed to. The other signs are generally fixed to walls or fences and are PVC sheet (Nos 8 and 9), mesh fabric (No7 and No14) – these are not considered high quality. No 10 would be a window sticker, which is also not considered high quality.*
- *The scale of the panel relative to the buildings, structures, roads and streets in which the advertising panel is to be located. The free standing signs (Nos 1, 2, 3, 4 and 12) are generally small, with the exception of No 1, however, it is noted that this would be the welcome sign upon entering the site.*
- *Impact on the character of the street and the amenities of adjoining properties, in particular residential properties. There would be no impact on residential properties*
- *Impact of the structure and any proposed lighting on biodiversity. Sign 2 would be internally illuminated. No details of levels of illumination have been provided.*
- *Impact of the structure on Views and Prospects (see Section 9.2 of Development Plan). There would be no impact*
- *Advertising panels will not be permitted where they interfere with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or if they obscure road signs. Roads have raised no objections to the proposal*
- *Impact on the character and integrity of Architectural Conservation Areas and Protected Structures. There is a significant cluster of signs within the site and the Planning Authority is concerned that some of these clusters may have a negative impact on the character of the Protected Structures. The applicant is requested to provide via **clarification of additional information** photomontages of the signage within the site, to enable the planning authority to fully assess the impacts.*

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*Proposals must meet the safety requirements of Transport Infrastructure Ireland (TII), where appropriate including the policy and codes associated with signage, safety and operational requirements of Transport Infrastructure Ireland (TII), for both light rail and national roads where appropriate. None of the signs would adjoin the national road network*

The below table summarises the **clarification required** for each sign:

| Sign No   | Signage Type   | No. | Dimensions                               | Sqm  | Location  | Clarification Required  |
|-----------|--|-----|--|------|---|---|
| Sign No.1 | flat panel with a steel frame                        | 1   | 3m high and 2.45m wide                   | 7.35 | on western side of access road, along avenue and would be first sign visible upon entering the site.              | N/A   |
| Sign No.2 | circular panel. Internal lit with tubular steel leg. | 1   | 2.98m high and is a 2m diameter circular | 3.14 | within the site at the split of the access road into a fork.<br><br>Details: Internal lit with tubular steel leg. | Further details of illumination required.<br><br>Photomontage required, to show signage cluster and impact on views to the Protected Structure. |
| Sign No.3 | flat panel with a steel frame.                       | 1   | 1.325m high and 2m wide                  | 2.65 | within the site at the split of the access road into a fork.  | Photomontage required, to show signage cluster and impact on views to the Protected Structure.  |
| Sign No.4 | flat panel with a steel frame                        | 1   | 2m high and 0.975m wide                  | 1.95 | located along the access road to Protected Structure to north east.   |   |
| Sign No.5 | flat metal coated in white with blue lettering       | 1   | 0.55m high and 1.2m wide                 | 0.66 | located to adjacent to 'open storage' in front of main warehouse.   | Details of support structure required.<br><br>Photomontage required, to show visual impact of signage cluster                                   |

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|            |   |   |                            |                         |   |  |
|------------|---|---|----------------------------|-------------------------|---|--|
| Sign No.6  | flat metal coated in white with blue lettering          | 1 | 0.55m high and 1.2m wide   | 0.66                    | located to adjacent to 'open storage' in front of main warehouse. | Details of support structure required.<br><br>Photomontage required, to show visual impact of signage cluster  |
| Sign No.7  | blue mesh fabric fixed to existing post with wire fence | 1 | 1.8m high and 12.6m wide   | 22.68                   | located to adjacent to 'open storage' in front of main warehouse. | Photomontage required, to show visual impact of signage cluster.<br>Concern over scale of sign<br>Concern over quality of materials – further images required. |
| Sign No.8  | white PVC sheet fixed to concrete wall                  | 1 | 0.955m high and 6.95m wide | 6.64                    | located on a wall to the front of main warehouse.                 | Photomontage required, to show visual impact of signage cluster<br><br>Concern over quality of materials – further images required.                            |
| Sign No.9  | white PVC sheet fixed to concrete wall                  | 1 | 0.855m high and 6.95m wide | 5.94                    | located on a wall to the front of main warehouse.                 | Photomontage required, to show visual impact of signage cluster<br><br>Concern over quality of materials – further images required.                            |
| Sign No.10 | window sticker  | 1 | No dimensions provided.    | No dimensions provided. | located on east elevation of greenhouse No.2                      | Dimensions required.<br><br>Elevation of greenhouse No2  |

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|            |   |   |                                    |                         |   |  |
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|            |   |   |                                    |                         |   | indicating sign required.<br><br>Concern over quality of materials – further images required.  |
| Sign No.11 | Flag pole   | 2 | No dimensions provided.            | No dimensions provided. | located on south side of access road, to the front of greenhouse No.2                   | Dimensions required  |
| Sign No.12 | flat panel signs supported with tubular steel legs          | 3 | 1.05m high and 1.095m wide         | 1.15                    | There are 3 of these located to the front of greenhouse No.2 and along access road      | Photomontage required, to show signage cluster and impact on views to the Protected Structure. |
| Sign No.13 | traffic warning sign and is flat metal coated in white.     | 1 | 0.6m high and no width is provided | No width provided.      | within the site at the split of the access road into a fork, adjacent to 'open storage' | Width required.  |
| Sign No.14 | blue mesh fabric and fixed to existing post with wire fence | 1 | 1.3m high and 6.65m wide.          | 8.645                   | located on south side of access road, to the front of greenhouse No.2                   | Concern over quality of materials – further images required.                                   |

The Planning Authority notes that a compliance submission was made with regards SD18A/0126 C12 and that no response was forthcoming. It is also noted that the signage submitted at this stage does not reflect that submitted at the compliance stage.

### Item 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

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- 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.

*Applicant's response:*

*SD18A/0126 was granted subject to 17 conditions. C2, 4, 5, 6, 8, 10, 11, 12, 13, 14, 15 and 17 required agreement in writing.*

*Following have been agreed in writing by SDCC:*

*10a – 22/09/21*

*10b – 30/09/19*

*14 – 19/06/19*

*15 – 26/09/19*

*The following are awaiting response / submission made*

| <i>No</i>       | <i>Date submitted</i>  |
|-----------------|--|
| <i>2</i>        | <i>22/05/19</i>  |
| <i>4a and b</i> | <i>22/05/19</i>  |
| <i>5</i>        | <i>22/05/19</i>  |
| <i>6</i>        | <i>22/05/19</i>  |
| <i>8</i>        | <i>22/05/19</i>  |
| <i>10c</i>      | <i>22/05/19 (SDCC sought FI, which was submitted 10/02/21 – awaiting response)</i> |
| <i>11</i>       | <i>22/05/19</i>  |
| <i>12</i>       | <i>22/05/19</i>  |
| <i>13</i>       | <i>22/05/19</i>  |

*Developer contributions paid on 15/05/19.*

*The layout plans submitted with the current application illustrate the amendments required by conditions attached to SD18A/0126.*

**Assessment:**

The Planning Authority note the 'in compliance' correspondence issued for 10(a), 10(b), 14 and 15.

| No | Wording  | Comment  |
|----|--|--|
| 2  | Amendments.<br>Within 8 weeks of this permission, the applicant, owner or developer shall lodge with the Planning Authority; | The current proposal does not include a car wash |

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|          |  |   |
|----------|--|---|
|          | <p>(i) Revised plans that incorporate all of the following amendments-</p> <p>(a) Omission of the car washing facility;</p> <p>(b) Omission of the customer catering;</p> <p>(c) No activities relating to the development shall occur along the north/northwest beyond 10 metres of the existing rear building line of Main Warehouse as detailed on Drawing No. P02 Rev. 001, Scale 1:500 (Date 01.10.201818). A fence similar to that already erected along part of the northern boundary, shall be erected along the entire north/northwest boundary of the site</p> <p>(d) A 10m buffer zone, measured from the top of the bank of the Kingwood Stream shall be maintained along the western and southwestern boundary of the site. A fence shall be erected along the entire western site boundary maintaining the 10m buffer zone.</p> <p>(e) Revised landscaping plans that incorporate the above (a) to (c).</p> <p>The applicant, owner or developer may consult with the Planning Authority in advance of lodging the required revised plans.</p> <p>(ii) A commitment to complete the development in accordance with the required revised plans, and;</p> <p>(iii) The receipt for all these requirements from the applicant, owner or developer has been acknowledged in writing as an acceptable lodgement by the Planning Authority.</p> <p>REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.</p> | <p>or customer catering.</p> <p>The applicant is requested to <b>clarify</b> whether a fence has been erected in accordance with (c)</p> <p>The applicant is requested to submit a landscape plan indicating the 10m buffer and confirm there is no development within this area. It appear from the submitted plans that there may be. This should be provided as <b>clarification</b>.</p> <p>The applicant is requested to confirm item (ii).</p> <p>Should permission be granted, item (iii) would not be required. Compliance would also not be required for this condition generally.</p> |
| 4a and b | <p>Protected Structure.</p> <p>In the interest of the protection and preservation of the Protected Structure, Former Gun Powder Store RPS Ref. 205 onsite, the recommendations outlined in the Conclusion section of the Architectural Heritage Assessment prepare by John Cronin and Associates (September 2018) should be implemented in full. These are as follows:</p> <p>(a) A Maintenance Programme shall be drafted within 8 weeks of the date of grant of permission for retention</p>   | <p>The compliance has been referred for consultation and a response is awaited.</p>   |

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|   | <p>and agreement received in writing with the South Dublin County Council Conservation Officer. The Maintenance Programme shall include that:</p> <ul style="list-style-type: none"> <li>- Vegetation within, on and adjacent to the structure should be trimmed back as part of an ongoing maintenance programme. This programme will aim to minimise and slow the continual low level risk posed to the stability of the structure from ivy and tree roots. Trimming vegetation, which is rooted on the masonry, back tight to the stonework without contacting the stones, will improve visibility of the structure, thus enabling a more detailed conservation survey in order to confirm a potential programme of masonry consolidation and vegetation removal works.</li> <li>- Twice-annual strimming of the interior</li> <li>- A one metre path shall be created around the exterior of the building to help to prevent the re-establishment of damaging trees and shrubs. Details of the proposed path shall be agreed in writing with the Conservation Officer prior to commencement of any works.</li> <li>- All works to the Protected Structure shall be monitored by a registered Conservation Architect.</li> </ul> <p>(b) Conservation Survey shall be undertaken within 12 months of the date of grant of permission and submitted to the South Dublin County Council Conservation Officer .</p> <p>REASON: In the interest of the protection and preservation of the Protected Structure, Former Gun Powder Store RPS Ref. 205.</p> |   |
| 5 | <p>Protection of Protected Structure and Camac River. Within eight (8) weeks of the date of the grant of permission for retention, a fence, similar to that already erected along part of the northern boundary, shall be erected along the entire north/northwest boundary of the site. The fence shall be located not more than 10 metres beyond the rear building line of Main Warehouse. Details of the fencing shall be submitted to the Planning Authority along with written confirmation of the erection of the fence.</p> <p>All existing hard surface / gravelled areas shall be removed and the area reseeded/replanted in accordance with a revised Landscape Design Rationale.</p> <p>REASON: To protect and preserve the integrity of the protected structure, open green space to the north of the site and the Camac River ecological system and prevent</p>   | <p>It is noted that the submitted landscape plan shows a chainlink fence. The applicant is requested to confirm via <b>clarification</b> if this is the fence in question. Full details of fence should be provided (i.e. elevations, plans).</p> |



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|     | further encroachment of site activities to the north/north west of the site.   | Should this information be agreed at this stage C5 would no longer need to be complied with.  |
| 6   | <p>Protection of Kingswood Stream and Camac River.<br/>           A 10m buffer zone, measured from the top of the bank of the Kingwood Stream shall be maintained along the western and southwestern boundary of the site. Within eight (8) weeks of the date of the grant of permission for retention, a fence shall be erected along the entire western site boundary maintaining the 10m buffer zone. The landscaping plan shall be amended to incorporate landscaping proposals.</p> <p>REASON: To protect the Kingswood Stream and the Camac River ecological system and prevent encroachment of site activities towards the watercourse.</p> | The submission in relation to C6 is noted. The plan does not indicate the riparian strip of 10m. The applicant is requested to submit via <b>clarification of additional information</b> a plan clearly identifying the requirements of C6. Should this be granted as part of this permission, C6 would no longer need to be complied with. |
| 8   | <p>External Lighting.<br/>           A final light positioning and lighting design is to be agreed with the South Dublin County Council Heritage Officer to ensure protection for bats, a species protected under the EU Habitats Directive. A lighting design of appropriate low level intensity for bats that is cowled and directed towards the site and away from the northern boundary shall be required.</p> <p>REASON: In the interest of the protection of bats, a species protected under the EU Habitats Directive.</p>  | The compliance has been referred for consultation and a response is awaited.  |
| 10c | <p>(c) Bat Boxes<br/>           3 Schwegler boxes shall be erected within unlit areas away from traffic and likely disturbance (2 x 2FN and 1 x 2F). These must be no less than 3 metres above ground in uncluttered areas facing in a southerly direction. Boxes may be attached to buildings trees or poles.</p> <p>REASON: To ensure full and verifiable implementation of the approved landscape design.</p>   | The compliance has been referred for consultation and a response is awaited.  |

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| 11 | <p>Control of Invasive Species.</p> <p>(a) A survey and report of the entire site carried out by a suitably qualified ecologist at the appropriate time of year for the presence of Sea-buckthorn, in accordance with the requirements of the Council's Heritage Officer.</p> <p>(b) Full details of a scheme for its eradication and/or control agreed with the Council's Heritage Officer shall be lodged with the Planning Authority prior to the commencement of any work on site, and the agreed scheme shall be implemented prior to the commencement of any development approved under this permission. No development shall be carried out until confirmation in writing of the Council's agreement with the survey and any scheme for eradication and/or control that may arise and the receipt of all the above requirements have been acknowledged in writing by the Planning Authority.</p> <p>(c) The stands of Sea-buckthorn shall be removed by a suitably qualified person. Prior to commencement of any removal works, a Method Statement shall be submitted to and agreed in writing with the County Heritage Officer.</p> <p>(d) All work shall be monitored by a qualified ecologist.</p> <p>REASON: To avoid the spread of a problematic invasive alien species in the interests of the proper planning and sustainable development of the area.</p> | <p>The compliance has been referred for consultation and a response is awaited.</p>  |
| 12 | <p>Signage Details.</p> <p>No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;</p> <p>(i) Full details of proposed signage to include signage lettering, logo dimensions, colours, materials, finishes and illumination type, and;</p> <p>(ii) The required details have been acknowledged in writing by the Planning Authority.</p> <p>REASON: In the interests of visual amenity and the proper planning and sustainable development of the area.</p>   | <p>The current proposal is not compliant. Current proposal differs from that made in the compliance submission. Should this permission be granted, c12 compliance would no longer be required.</p> |
| 13 | <p>Inland Fisheries.</p> <p>Within 8 week of the grant of permission for retention, the applicant shall confirm with Inland Fisheries that they are satisfied with the proposed development works in respect of the creation of a 10 metre buffer zone on the west of the site, adjacent to Kingswood Steam .</p>   | <p>This required confirmation from external bodies and compliance cannot be confirmed as part of this application.</p>   |

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|  | Written confirmation shall be submitted to SDCC Heritage Officer.<br>REASON: In the interest of watercourse protection and the proper planning and sustainable development of the area. |  |
|--|---|--|

### Conclusion

Having regard to the

- Zoning objectives to the subject site,
- The SLO,
- the policies and objectives of the South Dublin County Council Development Plan,
- the protected structures,
- the various consultation reports received from various South Dublin County Council departments and prescribed bodies,
- the additional information submitted

it is considered that the proposed development is acceptable in principle, however, it is considered necessary to request clarification on a number of matters to ensure the proposal is in accordance with the proper planning and sustainable development of the area. **Clarification of Additional Information** is therefore recommended.

### Recommendation

I recommend that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Clarification of Item 1: The applicant is requested to submit P02, part site plan, identifying the external open storage areas within the site.
2. Clarification of Item 2: Transport Infrastructure Ireland (TII) has raised objections to the proposal, stating: 'With reference to the further information submitted in connection with the above planning application, I wish to advise that the Authority's position remains as set out in our letter of 15-Apr-2021'.

The response from TII on 15 April 2021 stated:

(I) 'Official policy in relation to development involving access to national roads and development along such roads is set out in the Department of Environment, Community & Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012)'. Section 2.7 of the DoECLG Guidelines concerns development at National Road Interchanges or Junctions. The proposal, if approved, would create an adverse impact on the national road and associated junction and would, in the Authority's opinion, be at variance with the foregoing national policy.'

The applicant is requested to set out how the proposed development is in accordance with the Department of Environment, Community & Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012). In particular, the applicant is requested to chronically detail the past uses on the subject site with reference to the design/construction timeline of the adjacent national road interchange.

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3. Clarification of Item 3:
  - (i) There are conflicts between the information on the Landscape Plan (Kevin Fitzpatrick Landscape Architects Drawing No. 101) and the drainage plan (Clarke Drawing 4966-02-P30 Natural Flow Path). The applicant is requested to provide clarification of this and provide plans for the proposals that are consistent.
  - (ii) The Planning Authority has concerns over the visual impact of the proposed development. The applicant is requested to provide revised photomontages indicating further planting for view 5 (in the short term) and view 8.
  - (iii) The applicant has not provided full details for the landscaping of all parking areas, nor have they demonstrated compliance with Section 11.4.4 of the County Development Plan, as was required by item (v). It is noted that the landscaping plan indicates that some, but not all parking areas would benefit from additional tree planting. The applicant is requested to address this.
  - (iv) The applicant is requested to clarify whether type H boundary treatment has been planted. If it has not a timeframe for doing so should be provided.
  - (v) It is noted that there are a number of fences indicated on the boundary plan that are indicated as existing. These were not indicated at the previous stage or at the compliance submission stage. The applicant is requested to clarify when these fences were installed. The planning authority has concerns regarding the visual impact of these fences.
4. Clarification of Item 4: Item 4(b) of the additional information request stated the applicant is requested to 'provide a landscaping scheme, which sets out how the access to the Protected Structures would be improved'. It is not apparent that the applicant has provided any additional landscaping in accordance with (b). The applicant is requested to address this matter.
5. Clarification of Item 5: The applicant is requested to submit further detail in relation to the sustainable drainage proposals. These should be shown on both the landscape plans and the drainage plans and they should be consistent. The swale should be vegetated. The detail of all SuDS features showing how they work and how much water they are attenuating.
6. Clarification of Item 7:

The applicant is requested to provide the following additional information for each sign:

Sign No.2:

  - Further details of illumination required.
  - Photomontage required, to show signage cluster and impact on views to the Protected Structure.

Sign No.3

  - Photomontage required, to show signage cluster and impact on views to the Protected Structure.

Sign No.4

  - Photomontage requires indicating visual impact of sign.

Sign No.5

  - Details of support structure required.
  - Photomontage required, to show visual impact of signage cluster

Sign No.6

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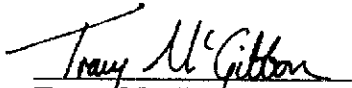
- Details of support structure required.
- Photomontage required, to show visual impact of signage cluster
- Sign No.7
- Photomontage required, to show visual impact of signage cluster.
- Concern over scale of sign
- Concern over quality of materials – further images required.
- Sign No.8
- Photomontage required, to show visual impact of signage cluster
- Concern over quality of materials – further images required.
- Sign No.9
- Photomontage required, to show visual impact of signage cluster
- Concern over quality of materials – further images required.
- Sign No.10
- Dimensions required.
- Elevation of greenhouse No2 indicating sign required.
- Concern over quality of materials – further images required.
- Sign No.11
- Dimensions required
- Sign No.12
- Photomontage required, to show signage cluster and impact on views to the Protected Structure.
- Sign No.13
- Width required.
- Sign No.14
- Concern over quality of materials – further images required.
-

**Comhairle Chontae Atha Cliath Theas**

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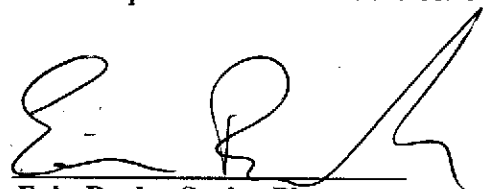
**REG. REF. SD21A/0051**

**LOCATION: Wilsons Auctions, Green Isle Road, Corkagh, Clondalkin, Dublin 22**

  
**Tracy McGibbon,**  
**A/Senior Executive Planner**

**ORDER:** I direct that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Dated:** 10/11/21

  
**Eoin Burke, Senior Planner**