

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Decision Order Number: 1459	Date of Decision: 10-Nov-2021
Register Reference: SD21A/0051	Date: 13-Oct-2021

Applicant: RGR Holdings Limited
Application Type: Additional Information
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

Dear Sir /Madam,

With reference to your planning application, additional information received on 13-Oct-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

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.
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 clusterSign No.6
 - Details of support structure required.
 - Photomontage required, to show visual impact of signage clusterSign 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 requiredSign 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.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

11-Nov-2021

Brian Connolly
for **Senior Planner**