

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: 1452	Date of Decision: 09-Nov-2021
Register Reference: SD21A/0158	Date: 12-Oct-2021

Applicant: Alan & Monica Holmes
Application Type: Additional Information
Development: Erection of 2 two storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level; alterations to external area/existing car park and all associated site works.
Location: Unit S1, Ballymount Drive, Ballymount Industrial Estate, Dublin 12

Dear Sir /Madam,

With reference to your planning application, additional information received on 12-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. The applicant's response to Item 1 of the Additional Information request is not considered to be satisfactory. The Planning Authority requests that the applicant submit:
 - (i) Revised proposals for water attenuation on the site that can be demonstrated to be in accordance with policy and objectives set out both in Chapters 7 and 8 of the current County Development Plan.
 - (ii) The revised proposals should incorporate natural solutions and include significant SUDS elements and should demonstrate that they are in accordance with Paragraph 11.6.1(iii) of the

County Development Plan, 'In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs.

(iii) A fully detailed SUDS report that clearly details County Development Plan policies and objectives and how the proposed development demonstrates compliance with same.

(iv) The applicant should note that the undergrounding of attenuation will only be considered where it can be demonstrated that there are no other viable alternative solutions and will only be considered as a last resort. The applicant is requested to omit the proposed attenuation tank and provide sufficient SUDS. (If an attenuation tank is proposed, it should be an arched type attenuation system).

(v) The applicant is requested to provide a drawing indicating what SuDS are proposed for the development. Examples of SuDS are permeable paving, swale/s, filter drains grasscrete or grass paving and other such SuDS. Particular areas where SuDS may be feasible are within parking area and where a footpath is proposed, e.g. the hard standing surface could be changed to a SuDS type surface.

2. The applicant is requested to:

- Clarify response from Irish Water regarding pre connection enquiry with Irish Water (for water) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.

- Clarify response from Irish Water regarding pre connection enquiry with Irish Water (foul) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.

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,

10-Nov-2021

Brian Connolly
for Senior Planner