

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

Decision Order Number: 1464	Date of Decision: 09-Nov-2021
Register Reference: SD21A/0257	Registration Date: 15-Sep-2021

Applicant: Premium Facades Ltd.
Development: Construction of extension to existing warehouse premises; erection of 2.4m high palisade fencing including entrance gates to front boundary.
Location: Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road, Ballyfermot, Dublin 10
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-Sep-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The applicant is requested to submit the following information in regard to the proposed new access and footpath and car and bicycle parking:
 - (a) A rationale for an additional vehicle access/loading access to the unit. The applicant should also demonstrate that the new access would not result in the parking of vehicles across the footpath.
 - (b) A revised layout showing the pedestrian routes within the development. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users. Footpath layout shall provide adequate connectivity around the development to units to the west and footpaths on the main road.
 - (c) A revised layout of not less than 1:100 scale, showing a 4.2m wide access to east of the proposed development.
 - (d) A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that HGV's and large vehicles can access/egress the site from the main road

to the units opposite and to the west of the proposed fencing.

(e) Accurate plans demonstrating the provision of a visibility splay of 2.4m x 45m in both directions from the vehicle access to east of the proposed development.

(f) Information in regard to the quantity and location of car and bicycle parking spaces in compliance with the South Dublin County Development Plan 2016-2022.

2. The applicant is requested to revise the proposed fence on the southern boundary facing the industrial estate road to improve the visual amenity. The fence on this boundary should be revised so it is not palisade and not coloured grey.
3. The applicant is requested to submit further information on how the existing street light within the site would be impacted and how any impact is to be addressed.
4. The applicant is requested to submit the following information in regard to surface water:
 - (a) A drawing showing what if any SuDS are proposed. Examples of SuDS include Green Roofs, Blue Roofs, Tree Pits, Filter Drains, permeable paving and other such SuDS.
 - (b) A report and drawing showing what if any surface water attenuation is proposed for the development. Submit a drawing showing the existing and proposed surface water layout for the development up to the point of connection to the public surface water sewer.
5. The applicant is requested to submit the following:
 - (a) A drawing showing the distance between foundation of proposed development and existing 6" watermain.
 - (b) A confirmation of feasibility letter in regard to water supply from Irish Water for the proposed development.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0257

Date: 12-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**