

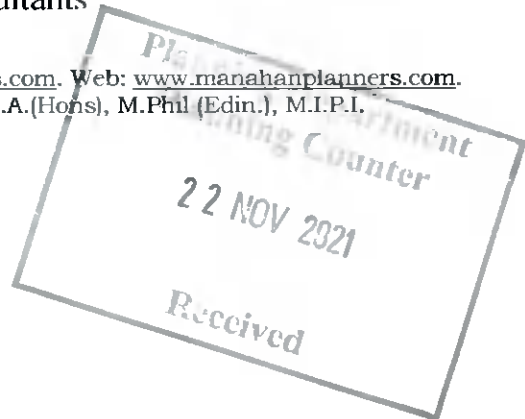
MANAHAN PLANNERS

Town Planning Consultants

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19th November 2021

Land Use & Planning Department
South Dublin County Council.
County Hall,
Tallaght,
Dublin 24.



RESPONSE TO REQUEST FOR FURTHER INFORMATION

Re: Response to Request for Further Information regarding an application (Reg. Ref. SD21A/0240) for proposed change of use of parts of an existing warehouse distribution building at Units 2007 & 2008 Orchard Avenue, Citywest Business Campus, Dublin 24, D24 RW52.

Dear Sir/Madam,

Further to the above application, we wish to make the following submission to support the application by Gowan Distributors Limited. The following comments are in reply to the Request for Further Information dated 26th October 2021.

The four questions raised by the Planning Authority are set out below in italics followed by the response in each case. For ease of responding to the Request we have grouped the response to Question 1 and 4 into a single answer.

Question One states,

"The applicant is requested to provide a breakdown of current and proposed car parking and bicycle parking. The applicant is also requested to provide a breakdown of the use types within the building as per table 11.23 of the County Development Plan. The final provision of car parking should be limited by the maximum figures found in Table 11.23 of the County Development Plan. The final provision of bicycle parking should be as per the minimum figures found in table 11.22 of the County Development Plan. Bicycle Parking should be located, secured and covered as appropriate per the separate definitions of 'long-stay' and 'short-stay' parking in section 11.4.1 of the County Development Plan."

Question 4 states,

The applicant is requested to provide a detailed schedule of accommodation, showing the breakdown of existing uses and proposed uses.

Response:

The existing building has a total floor area of 9225 square metres. This is made up of a ground floor area of 8332 sq.m. in warehouse / distribution use with the upper floor in office use with an area of 893 sq. m. This building was approved previously with 115 parking spaces to serve those uses. If an application were to come in today for this floor area and use, under the current standards, the warehousing element would permit parking at a maximum of one space per 100 square metres (a total of 83 parking spaces) and the existing first floor offices at 1 to 50 square meters would permit a maximum of 18 park spaces. This makes for a total of 101 spaces in contrast to 115 previously approved.

The current proposal is, in summary, to change warehousing to provide a marketing suite, training area and to construct an increase in office area of 467sq.m to total 1672 sq.m. This area, if the one to 50 sq.m. office ratio was applied to it, would permit a maximum of 33 parking spaces to be added to the existing 18 spaces permitted to serve the existing offices, a total of maximum 51 spaces for the offices. In such a scenario the total area of warehousing distribution would have reduced to 7687 sq.m and at a rate of 1 to 100 would mean a maximum car parking permitted of 77 spaces to serve the reduced warehouse area. That would mean a maximum of 128 spaces would be permitted to serve the new proposal i.e. $77 + 51 = 128$.

This application seeks permission to increase the number of parking spaces on site by the 14 previously permitted to bring the total 129 spaces. This is in the region of the maximum permitted of 128. It is requested that the planning authority grant this additional space based on the fact that they granted permission before, but also that this is a premises to be used as an automotive facility so a degree of tolerance should be permitted. In addition, in regard to onsite parking and sustainability, we are aware that many councils now look for 10% of a car park to contain 10% electric vehicles charging points in new developments. This would mean 11 spaces on this site. In this case we are seeking permission to install 25 EV charging points. We ask that this increase in sustainable approach to the site be taken into account in assessing the application for 14 additional spaces. In addition, the loss of landscaped area as a consequence of the 14 additional spaces has been addressed and compensated for in the accompanying report and drawings from the landscape architect.

It is a requirement of the County Development Plan to provide a certain level of bicycle parking. The ratio is 1:200sq.m for both warehouse and office. The required minimum for a development of this size is 48 spaces. This is calculated based on the existing floor area of 9225 sq.m. to which must be added the additional floor of office use of 467sq.m. Thus 9692 divided by 200 is 48.46 .

The location of the 50-bicycle facility is shown on the accompanying drawings, see extract overleaf. Other than haphazard parking, there are no cycle facilities on site at present.



Question Two

"The applicant is requested to a Landscape Mitigation and Management Plan which clearly sets what tree replacement/mitigation measures are to be put in place to compensate for the proposed tree removals. It is recommended to consult with the SDCC Public Realm section."

Response:

A Landscape Mitigation Plan has been prepared by Gannon + Associates Landscape Architecture, 6 Lower Kimmage Road, Harolds Cross, Dublin 6W. which sets out the tree replacement and mitigation measures to be put in place. This includes,

- A landscape plan (21127_LP_01) has been prepared and additional compensatory tree planting is proposed.
- A native hedgerow is proposed to the rear of the site and approx. 100 bare root native Irish hedgerow species is to be planted there.
- 8no. 16-18cm specimen trees to be planted on site.
- 9no 8-10cm girth trees to be planted to improve the rear boundary hedgerow to the east of the site.

14no. 8-10cm girth trees shall be planted in the bioretention areas in tandem with the SUDS plan.

A selection of bulbs shall be planted where grass reinstatement is required.

6 copies are attached with this response.

Question Three

“(a) The application particulars contain no surface water attenuation calculations. The applicant is requested to submit a report showing surface water attenuation calculations for the proposed new-build element of the development. If the development will share an existing attenuation system, the applicant is requested to then also show the surface water attenuation calculations for the existing and proposed development. The calculations shall include, SAAR value, Qbar, Soil factor, areas of buildings, roads, pathways permeable paving and green areas in m2 and their respective run off coefficients. Include the area of site in Hectares.

(b) The applicant is requested to submit a report and drawing to examine what SuDS (Sustainable Drainage System) are proposed. Surface water attenuation shall be carried out using SuDS such as green areas, green roof, permeable paving, filter drains tree pits, grasscrete, bioswales and other such SuDS. Only where SuDS are insufficient to attenuate surface water shall alternate surface water attenuation system be used.

It is recommended to contact Water Services to discuss existing and proposed surface water attenuation system for site.”

Response:

We enclose a report from DBFL Consulting Engineers which responds to these issues. The report is accompanied by Drawing 210091-DBFL-CS-SP-DR-C-1300, Site Services layout and Drawing Number 210091-DBFL-CS-SP-DR-C-5300, Typical Drainage Details.

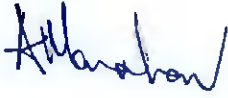
6 copies of the report and drawings are enclosed with this response.

Conclusion

We trust the submitted documents are an appropriate response to the Request for Further Information and is to the satisfaction of South Dublin County Council.

Accordingly, we request that the Planning Authority proceed to grant permission.

Yours faithfully

A handwritten signature in blue ink that reads "A. Manahan". The signature is written in a cursive style with a large initial 'A'.

Tony Manahan
Manahan Planners

