

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

O' Connor Whelan
222-224, Harolds Cross Road
Dublin 6w

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1582	Date of Decision: 08-Dec-2021
Register Reference: SD21A/0281	Registration Date: 14-Oct-2021

Applicant: Diageo Baileys Global Supply
Development: 1 industrial storage building to the west of the main complex with an area of 465.3sq.m and a height of 8.8m; all associated site works and utility connections.
Location: Nangor House, New Nangor Road, Gallanstown, Co. Dublin, D12 F726
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-Oct-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. Notwithstanding that there is a permitted structure not yet under construction at the subject site, the proposed location, in close proximity to a water course and a significant stand of trees (which currently and successfully provides biodiversity links to the Camac River located to the south with the Grand Canal located to the north) would necessitate the removal of substantial number of trees and encroach upon the existing Green Infrastructure Network. Furthermore, concerns are raised with regards to the flooding potential of the Camac River, and the proposed Camac flood alleviation scheme. Having regard to the above and the following Policy objectives of the County Development Plan:
Policy G2 Green Infrastructure Network - Objectives 1, 2, 3, 5, and 9
Policy G3 Watercourses Network Objectives 1 and 3
Policy G6 New Development in Urban Areas - Objectives 1, 2 and 3.

The Planning Authority requests that the applicant submit an alternative location for the proposed structure (in its entirety, both permitted (SD20A/0120) and proposed) elsewhere on the overall landholding and at a location that is less environmentally sensitive.

In responding to this item, the Applicant should provide a complete set of plans and particulars for the proposed new location and design of the proposed building(s). The proposal should also be accompanied by a rationale for the chosen location and updated reports and assessments carried out by appropriately qualified Consultants.

2. It is vital that accurate and up to date information is provided to facilitate a full and complete assessment of the proposed development, especially having regard to the location of the site in proximity to the Grand Canal (a pNHA) and the Camac River. As such, the applicant is requested to provide:
 - (a) an accurate and up to date Ecological Assessment and accompanying Bat Survey. The Applicant shall ensure that any mitigation measures recommended in the Ecological Report prepared are implemented in full in the design of the proposed development.
 - (b) an up-to-date Appropriate Assessment Report to accurately reflect the development of this Planning Application. If necessary, a Stage 2 assessment should also be undertaken.
3. The current drainage scheme does not fully comply with the objectives of the development plan in terms of the proper implementation of SUDS. The proposed undergrounding of tanks is not looked upon favourably and may be contrary to County Development Plan policy and objectives (Chapter 7). The applicant is requested to submit revised proposals addressing each of the following points of concern raised by the Planning Authority:
 - (i) Natural SUDS features should be incorporated into the proposed drainage system. Attenuation should be achieved by above ground natural methods rather than by tanks. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.
 - (ii) The applicant is requested to show SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving, detention basin, wetland and other such SuDS and show what attenuation capacity is provided by such SuDS. SuDS features can be provided within the blue line boundary.
 - (iii) The applicant is requested to demonstrate that the drainage and water design of the proposed development meets the requirements of the Water Services Department. In this regard the following is required:
 - (a) a revised drawing showing increased attenuation by 15%. Proposed attenuation of 30.8m³ is undersized by 15%. Above ground attenuation should be provided at this location unless the capacity of the site to attenuate water using above ground measures that mimic nature has been assessed and demonstrated not to be achievable at this location.
 - (b) a revised drawing showing what flow control device is proposed and show what discharge rate is proposed. Note that the discharge rate shall be limited to green field runoff rates (Q_{bar} litres/second) or 2 litres/second whichever is greater.
 - (c) a drawing demonstrating that all floor levels shall be a minimum of 500mm above the highest known flood level for the site.

4. The Applicant is requested to provide the following:
- (i) A landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.
 - (ii) Full planting details shall be provided within the landscape plans and shall focus on tree planting to mitigate the loss of trees removed as a result of the proposed development, with an overall net gain of trees; as well as the creation of natural SuDS features to manage surface water using the landscape. The emphasis shall be on using native and pollinator friendly species. Planting and features can be provided within the blue line boundary.

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/0281

Date: 09-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**