

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: 0035	Date of Decision: 12-Jan-2022
Register Reference: SD21A/0305	Registration Date: 09-Nov-2021

Applicant: Electrical Waste Management Ltd.

Development: Alterations to existing granted planning, Ref. SD19A/0065, for a proposed Waste Metal Transfer Facility including Waste Electric & Electronic Equipment (WEEE). The subject alterations for which planning permission is sought for are as follows: (1) Reconfiguration of the floor plan areas as follows: (A) Provision of 535sq.m additional floor area due to introduction of areas as follows - (A.1) Extended display area at ground floor of ancillary office, addition of 46sq.m floor area, (A.2) Extended open plan office at first floor of ancillary office, addition of 20sq.m floor area, (A.3) Single storey ancillary storage facility to the front north-east elevation totalling 166sq.m with overall height 7m, (A.4) Mezzanine area to the south eastern side of Light Industrial Unit, totalling 303sq.m. Alterations listed above result in total building area Increase from 4391sq.m to 4926sq.m as shown at the revised table of gross Internal floor areas & uses. (B) Change of use of 64sq.m of light industrial unit floor area to staff facilities due to the introduction of: (B.1) Enclosed stairs from Light Industrial Unit to ancillary office/staff facilities (overall 31sq.m), (B.2) single storey cleaners store and storage at ground floor to the north-eastern corner of light industrial unit (overall 33sq.m). (C) Change of use of 100sq.m of workshop charging area & staff facilities to workshop area & single storey office/staff facilities. (D) Introduction of full height dividing wall at light industrial unit. 2. Elevations alterations as per list above plus additional alterations as follows: (a) Provision of full height cladding (ground floor to roof) to light industrial unit and ancillary Workshop. (b) Introduction of 11m wide x 6m high open to light industrial unit side (north-western) elevation, (c) Rearrangement of all fire exit &

level access doors to light industrial unit & ancillary workshop including omission and addition of the same, (d) Introduction of integrated modular louvre system to light industrial unit rear (south-western) & side (north-western) elevation, (e) Introduction of canopies to the ancillary office main entrance and above 11m wide open & dock levellers to light industrial unit side (north-western) elevation. (3) Site plan alterations as follows: (a) Rearrangement of car parking spaces due to provision of office extended display area to the front (north-eastern) elevation, (b) Provision of new finish floor level to office/staff facilities and Workshop and associated site levels adjustments, (c) Provision of a new boundary fence type (paladin fence) throughout the development, (d) Provision of additional weighbridge - overall 2 proposed and rearrangement of brush wash and steam wash between workshop and site's north-western boundary, (e) Provision of building protection bollards to workshop side elevations (south-east and north-west), (f) Associated drainage adjustments due to the inclusion of the alterations above plus reduction of surface water and foul sewer outfall route as per as built access road and services which serve built developments to the east of the site. All other details such as landscaping, lighting, external surface finishes, Environmental Impact Assessment Report (EIAR), Flood Risk Assessment etc. will remain as per the granted application ref. SD19A/0065.

Location: Tay Lane, Greenogue, Rathcoole, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-Nov-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 provide the following information to ensure the proposed development has an acceptable visual impact:
 - roof plan indicating the extent of all canopies
 - plans / elevations for proposed bollards
 - plans / elevations for proposed fence
 - site layout plan, clearly indicating the location of the proposed fence
 - photomontages indicating the proposal as approved and following the installation of the fence (where it would be visible outside the site).
2. The applicant is requested to clarify the reason for reducing the car parking and provide a rationale for the same.
3. (i) The proposed surface water attenuation for catchment area 1 of 175m³ is undersized by approximately 40% for 1 in 100 year storm event. The applicant is requested to submit a revised

drawing showing an increased surface water attenuation for catchment area 1 by 40% (current volume 175m³) for a 1 in 100 year storm event.

(ii) The applicant is requested to substantially increase SUDS proposals for the development and introduce green infrastructural elements to the overall design to help mitigate its impact.

4. In the interests of clarity, the applicant is requested to submit a clear breakdown of previously granted office space and proposed office space, stating an overall total of office space now proposed for the site.
5. The applicant is requested, in the interests of clarity, to submit a revised site plan:
 - (i) without the swept path analysis included, and
 - (ii) clearly representing all proposed development/modifications in plan form, in accordance with Article 23(1) of the Planning and Development Regulations, 2001, as amended.

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/0305

Date: 13-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**