

**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**

<b>Decision Order Number:</b> 0083	<b>Date of Decision:</b> 21-Jan-2022
<b>Register Reference:</b> SD21A/0312	<b>Registration Date:</b> 18-Nov-2021

**Applicant:** Aerodrome Propco Limited

**Development:** Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421 sq.m single warehouse and 2,963 sq.m ancillary office/staff facilities as granted under application ref SD19A/0265 into 2 no. warehousing units as follows; 1) Unit B1 to contain 13,719 sq.m existing warehouse area, 2,905 sq.m existing ancillary office/staff facilities area; 2) Unit B2 to contain 9,665 sq.m existing warehouse area, 58 sq.m existing ancillary staff facilities area, 37 sq.m change of use of existing warehouse to ancillary office/staff facilities area at ground floor and 636 sq.m additional 2-storey ancillary office/staff facilities on 1st & 2nd floor; the above proposal includes minor elevation adjustments to South & West elevation of Unit B2 to facilitate the additional ancillary office/staff facilities, subdivision of the rear HGV yard by internal fencing, provision of new HGV & car access gate to Unit B2 from the existing estate access road, provision of 36 carpark spaces including 2 disabled spaces and 24 bicycle spaces, pedestrian access & footpath from the new gate to the new ancillary office and associated drainage adjustments; note this planning submission is one of two independent applications for subdivision options to Block B.

**Location:** College Lane, Greenogue, Rathcoole, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 18-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 has stated on the application form that they are the occupier of the site and have therefore not demonstrated a clear legal interest in the site. The applicant is requested to submit a letter of consent from the legal land owner before a decision can be made in relation to this application.
2. The applicant is requested to submit a revised site layout, removing 36 car parking spaces from the northern parking area serving Unit B1 and replacing these spaces with additional SuDS measures. This is in order to reduce the quantum of parking at the site to a level more in line with Table 11.24 of the County Development Plan and to increase the level of green infrastructure and SuDS features included at the site. The revised site layout should also show a 1.8 m pedestrian footpath to aid mobility impaired users with a separate pedestrian access gate at the main vehicular access gate leading up to the main building entrance of the development.

In the event that the applicant does not reduce the northern car parking by 36 no. spaces, the applicant shall submit robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.

3. Given the sites EE zoning objective, and with consideration of ET1 Objective 6, the applicant is requested to submit a justification for the quantum of office space proposed at this location, including full details of the percentage of office floorspace and the rationale for the office floorspace to warehousing floorspace ratio. Alternatively, the applicant is requested to reduce the level of office space provided.
4. In the event that the applicant does not reduce the northern car parking by 36 spaces, the applicant shall submit robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.
5. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating that HGV's can access/egress the proposed site from the main vehicular access gate.
6. The applicant is requested to provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.
7. The applicant is requested to submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed such as landscape areas, tree-pits, permeable paving, green roofs and other such SuDS. This report will also clarify if hardstanding in proposed development will increase,

decrease, or stay the same as existing development. If hardstanding will increase show in a report and drawing how additional surface water runoff will be attenuated.

8. The applicant is requested to submit a report and drawing to show what if any flood risk there is for proposed development. If there is a flood risk for proposed development then submit a report and drawing to show how such a flood risk will be mitigated.

**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/0312

**Date:** 24-Jan-2022

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**