

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0329 **Application Date:** 01-Dec-2021
Submission Type: New Application **Registration Date:** 01-Dec-2021
Correspondence Name and Address: J. Taylor Architect Ltd. 39, North Avenue, Mount Merrion, Co. Dublin
Proposed Development: Development comprising 189sq.m of warehouse space and 89sq.m of ancillary office space.
Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12
Applicant Name: P & S Machinery
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: stated as 0.0666 ha

Site Description:

The subject site is located on Bluebell Avenue, in the Bluebell Industrial Estate and mainly comprises a triangular shaped cleared greenfield site with a small rectangular piece of hardstanding at the site entrance to the south of the subject site. It is noted there is a small kink in the site boundary wall to the north west of subject site which incorporates a small section of space towards the Grand Canal. The site entrance to the south is bound by a palisade fence and sliding gate. The remaining two sides are formed of a high (c.3.5m) block wall boundary.

Proposal:

The proposed development relates to the following:

- Construction of a warehouse measuring 189sq.m with ancillary office space measuring 89sq.m.

Zoning:

The subject site is subject to zoning objective 'REGEN' - '*To facilitate enterprise and/or residential-led regeneration*' under the South Dublin County Council Development Plan 2016-2022.

The site is located within the REGEN zoned lands which is subject to an area plan. The City Edge Project plan is currently ongoing and is in Phase 1.

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

Consultations:

Forward Planning City Edge Delivery Team – **Additional Information** requested regarding proximity to the Canal.

Irish Water – **Additional Information** recommended.

Surface Water Drainage – **Additional Information** recommended.

Roads Department – **Additional Information** or **conditions** to be attached in the event of a grant.

Surface Water Drainage – **Additional Information** recommended.

Environmental Health – Acceptable subject to **conditions**.

Parks Department – Grant with **conditions**.

Health & Safety Authority – No report received to date.

Submissions/Observations /Representations

None.

Relevant Planning History

SD08A/0341: 2-storey warehouse with a total gross floor area of 990sq.m. with 10 no. associated car parking spaces and all ancillary site works including drainage and watermain connection.

Decision: **GRANT PERMISSION.**

SD08A/0048: 3 storey warehouse with a total gross floor area of 1376sq.m. with 6 no. associated car parking spaces and all ancillary site works including drainage and watermain connections.

Decision: **REFUSE PERMISSION.**

Adjacent site

SD04A/0012: Unit D2, Bluebell Industrial Estate, Dublin 12.

Sub-division of Unit D2 into 3 No. units with office accommodation.

Decision: **GRANT PERMISSION FOR RETENTION.**

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

The site is subject to zoning objective 'REGEN' – 'To facilitate enterprise and / or employment-led regeneration'.

Policy Objective CS6 SLO 1 provides for the following (Subject of Variation no. 3):

'To initiate a plan led approach to the sustainable regeneration of the brownfield lands in the Naas Road/Ballymount REGEN zoned lands. The plan led approach will include the preparation of a

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

masterplan in 2019 with a view to preparing a Local Area Plan or other appropriate mechanism for the Regeneration (REGEN) and Local Centre (LC) at Walkinstown zoned lands. The masterplan will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework Plan (2010)'.

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

Policy ET3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

Section 11.3.6 Retail Development

- (i) Retail Criteria*
- (i) Restrictions on Uses*
- (ii) Retail Warehousing*

Section 11.4.1 Bicycle Parking Standards

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Relevant Government Guidelines

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007)

Retail Design Manual - A Good Practice Guide, Department of Arts, Heritage and the Gaeltacht (2012).

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

The Planning System and Flood Risk Management Guidelines for Planning Authorities
Department of the Environment, Heritage and Local Government and OPW (November 2009)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities,
Department of the Environment, Heritage and Local Government, (2009)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

Assessment

The main issues for assessment relate to the following:

- Zoning and Council Policy,
- Visual Impact,
- Compliance with City Edge Project,
- Access & Parking,
- Parks & Landscaping,
- Environmental Health,
- Services & Drainage,
- Screening for Appropriate Assessment, (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The subject site is subject to zoning objective 'REGEN' - '*To facilitate enterprise and/or residential-led regeneration*' under the South Dublin County Council Development Plan 2016-2022. The site is located within the REGEN zoned lands which are the subject of the City Edge Project plan, which is currently ongoing and is in Phase 1.

The proposed warehouse with ancillary offices would be classified as 'Industry-General' and is 'open for consideration' within the zoning under the CDP. The proposal will be assessed below.

CityEdge – Naas Road Area

The subject site falls within the boundary of the Naas Road/Ballymount/Park West masterplan (referred to City Edge Project hereafter) lands, which spans over 700 hectares and includes Dublin City Council's Naas Road LAP lands. The objective of the masterplan is to utilise the funding commitment made under the Urban Regeneration and Development Fund and to prepare a detailed study (Stage I) and strategic masterplan (Stage II) for the City Edge masterplan area. Stage I of the project, which was the preparation of a detailed baseline study for the lands, has been completed. Stage II, which is the preparation of a non-statutory draft strategic framework based on key

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

principles for the Study Area commenced in Q1 2021 and was due to be completed by Q4 2021. Stage II (Strategic Framework) has now been extended into Q2 of 2022.

The overall project objective is to deliver plan led change in this strategic location, optimising the use of strategically important land proximate the city centre and well served by public transport in line with the objectives of Project Ireland 2040.

Having regard to the current stage of the plan-making process as outlined above, the Planning Delivery Team comments on relevant applications within the boundary of the City Edge Masterplan on a case-by-case basis. In this regard, the Planning Delivery Team has concerns regarding proximity to the Canal and has recommended Additional Information be requested for the proposal. This is covered in more detail below.

Visual Impact

The proposed development would have a pitched roof height of c.7.0 metres and would be c.24.0 metres in length at its largest point with a width of c12.4 metres. At two storeys (c.7.0m) the height of the proposed warehouse with pitched roof will broadly align with the height of the adjacent warehouse to the south-west. At two storeys the height of the proposed warehouse will be set one storey lower than the height of the adjacent three storey warehouse to the south-east.

The area is primarily industrial in nature. The northern site boundary is comprised mainly of a high block wall (c.3.5m) which kinks slightly northwards towards the Canal. The south-eastern site boundary also comprises of a high block boundary wall (c3.5m). Generally the proposal will not have a significant adverse visual impact and would broadly integrate with the other existing landuses in the vicinity. However, the application proposes to retain the existing palisade fence and sliding gate that form the front boundary treatment on the south-west site boundary. However there is no planning permission traced for this existing palisade boundary treatment and in any event considering the site is located within the City Edge Project area and is zoned 'REGEN' which seeks '*To facilitate enterprise and/or residential-led regeneration*' a new visually improved boundary treatment would be required. It is considered this may be addressed by way of a request for **Additional Information** whereby the applicant is requested to submit revised scaled drawings clearly showing the replacement of this palisade fence with a new visually improved fence. This new improved fence could take the form of a black round bar railing to be set onto a concrete plinth.

Compliance with City Edge Project,

The Forward Planning City Edge Delivery Team have recommended **Additional Information** be requested regarding the proximity of the proposal in relation to the Canal. An extract taken from the report issued states the following:

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

Review:

The Delivery Team has concerns in relation to the proposed development and in particular, regarding its proximity to the Grand Canal, which is a proposed Natural Heritage Area. The proposed structure would also appear to be very close to the trees/hedgerow along the Canalside walk. The Canal plays an important role as a biodiversity and amenity corridor and as a green infrastructure element and this multifunctional role will be enhanced and strengthened in the context of the City Edge Strategic Framework. The Emerging Preferred Scenario published in September 2021 set out the vision for the Canal in the context of the future new City Edge urban quarter as being a destination and attraction hosting an active travel and ecological greenway with the introduction of amenity and recreational uses. All of the foregoing would require careful balancing of amenity and ecology considerations.

It is also noted that in the context of the location of the proposed development along the Grand Canal pNHA and directly upstream of Natura 2000 sites in Dublin Bay, it may be advisable that the applicant be requested to submit AA and EIA Screening Reports.

Recommendation:

*It is therefore recommended that **further information** be requested from the applicant with respect to:*

How the proposed development relates to the Emerging Preferred Scenario (published September 2021 and available on www.cityedge.ie) and how the development would address the initial approach to the Grand Canal in terms of:

- Creating a destination and attraction*
- Creating an active travel and ecological greenway*
- Introducing amenity and recreational uses*
- Balancing amenity & ecology;*

The likely impact of the proposed development on trees along the canalside walk and how any impact may be mitigated.

In the context of the location of the proposed development along the Grand Canal pNHA and directly upstream of Natura 2000 sites in Dublin Bay, it may also be advisable to request the applicant to submit AA and EIA Screening Reports.

Having regard to the scale and nature of the development, it is considered on balance that the above **further information should be requested.**

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

Access & Parking

A report was received from the Roads Department recommending **Additional Information** be requested or if granting Roads recommend **conditions** to be attached. An extract taken from the Roads report states the following:

Access & Roads Layout:

Applicant has not provided details regarding access or egress from the site for pedestrians, cyclists or vehicular traffic

*Roads recommend that **additional information** be requested from the applicant:*

- 1. The applicant shall submit a revised layout showing all proposed vehicular and pedestrian site entrances.*
- 2. The applicant shall submit a visibility splay drawing.*
- 3. The applicant shall submit a swept path analysis for any vehicle movements that would occur within the site (including bin trucks and emergency vehicles).*
- 4. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.*

*Should the permission be granted, the following **conditions** are suggested:*

- 1. The entrance apron shall be dished and widened to the full width of the proposed entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*
- 2. Any gates shall open inwards and not outwards over the public domain.*
- 3. Installation of automated gates must be in accordance with the 'HSA Guidelines on the Safety of Powered Gates'.*
- 4. Prior to commencement of development, the applicant shall submit the Construction Traffic Management.*
- 5. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP)*
- 6. The proposed development shall make provision for one no. mobility impaired parking space*

As the applicant has not provided details regarding access or egress from the site for pedestrians, cyclists or vehicular traffic it is considered appropriate to request the above **Additional Information**. The applicant is also requested to show the location of a minimum of 2 no. car parking spaces to comply with the SDCC Development Plan 2016-2022 car parking standards. As the existing palisade and sliding gate boundary treatment is to be replaced by an improved visual fencing treatment the applicant is requested to show the location of a new vehicular entrance clearly showing an appropriate width for a new vehicular entrance.

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

Parks & Landscaping

The Parks Department has issued a report recommending a grant with **conditions** to be attached. An extract taken from the Parks report states the following:

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

1. SuDS

The current drainage scheme does not fully comply with the objectives of the development plan in terms of Green Infrastructure or as regards the proper implementation of SUDS.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement.

It is the policy of the Council to promote and support the development of Sustainable Urban Drainage Systems (SUDS) in the County and to maximise the amenity and biodiversity value of these systems. CONDITION

REASON: To prevent the increased risk of flooding and to improve and protect water quality and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

2.Landscape Plan

Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

i.a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;

ii.location, type and materials to be used for hard landscaping including specifications, where applicable for:

a) permeable paving

b) tree pit design

c) underground modular systems

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

d) Sustainable urban drainage integration

iii.a schedule detailing sizes and numbers/densities of all proposed trees/plants;

iv. specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

v. types and dimensions of all boundary treatments

*All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. **CONDITION***

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2016-2022

3. Boundary Planting

*Boundary planting of an appropriate scale is required to provide screening to and from the surrounding area. The boundary planting should consist of semi mature tree and hedge species to provide screening and to soften the built form. The proposed planting should contain predominantly native species. Details of the proposed boundary treatments to be submitted to and agreed in writing with the Public Realm Section. **CONDITION***

REASON: In the interests of visual amenity and integrating the development into the landscape and in accordance with relevant policies and objectives contained within the CDP 2016-2022.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Environmental Health

A report was received from the Environmental Health Officer (EHO) recommending the proposal to be acceptable subject to **conditions**. An extract taken from the EHO report states the following:

Development Summary

The application is for construction of a warehouse space and office space. Noise pollution and air pollution restrictions will be necessary for the construction phase.

The above proposal is acceptable to the Environmental Health Department – subject to the following condition(s):

Construction Phase

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Services & Drainage

Irish Water has recommended **Additional Information** be requested regarding requirements for Irish Water. Surface Water Drainage have recommended **Additional Information** be requested. An extract taken from the Irish Water report states the following:

1 Water

1.1 Submit a pre connection enquiry with Irish Water.

Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 Submit a pre connection enquiry with Irish Water.

Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate waste water facilities.

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

It is considered appropriate to request the above **Additional Information**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: **Further Information** Required:

1. Submit a report showing percolation test results at location of proposed soakaway as per BRE digest 365 standards.

2. Submit a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. Proposed soakaway shall have an overflow connection to existing 300mm surface water sewer West of Site.

3. Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed in development. Examples of SuDS include green roofs, permeable paving, tree pits, green walls, tree pits planter boxes, green area detention basins, swales and other such SuDS.

Flood Risk

No Objection

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **Additional Information**.

Screening for Appropriate Assessment (AA)

An AA Screening report required from applicant to aid assessment.

Screening for Environmental Impact Assessment (EIAR)

Screening report required from applicant to aid assessment.

Other Considerations

Development Contributions

- Construction of warehouse (189sq.m) with ancillary offices (89sq.m).
- Assessable area is 178sq.m.

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Industry: permission for warehouse & office	178sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0666

Conclusion

Request Additional Information.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is requested to:
 - (a) submit a revised layout showing all proposed vehicular and pedestrian site entrances.
 - (b) submit a visibility splay drawing.
 - (c) submit a swept path analysis for any vehicle movements that would occur within the site (including bin trucks and emergency vehicles).
 - (d) show the location of a minimum of 2 no. car parking spaces to comply with the SDCC Development Plan 2016-2022 car parking standards, and provide car parking for mobility impaired users, and parking spaces to be equipped with electrical charging points.
 - (e) As the existing palisade and sliding gate boundary treatment is to be replaced by an improved visual fencing treatment the applicant is requested to show the location and an elevation of a new vehicular entrance clearly showing an appropriate width for a new vehicular entrance.
2. The applicant is advised that the subject site is zoned 'REGEN' and is part of the City Edge area project. In this context, the applicant is requested to identify how the proposed development relates to the Emerging Preferred Scenario (published September 2021 and available on www.cityedge.ie) and how the development would address the initial approach to the Grand Canal in terms of:
 - Creating a destination and attraction
 - Creating an active travel and ecological greenway
 - Introducing amenity and recreational uses
 - Balancing amenity & ecology;The likely impact of the proposed development on trees along the canalside walk and how any impact may be mitigated.

Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

3. The application proposes to retain the existing palisade fence and sliding gate that form the front boundary treatment on the south-west site boundary. However there is no planning permission traced for this existing palisade boundary treatment and in any event considering the site is located within the City Edge Project area and is zoned 'REGEN' which seeks 'To facilitate enterprise and/or residential-led regeneration' a new visually improved boundary treatment fence would be required. The applicant is requested to submit revised scaled drawings clearly showing the replacement of this palisade fence with a new visually improved fence. This new improved fence could take the form of a black round bar railing to be set onto a concrete plinth.
4. The applicant is requested to submit the following information:
 - (a) a pre-connection enquiry with Irish Water for water and waste water connection agreement(s) with Irish Water.
 - (b) a report showing percolation test results at location of proposed soakaway as per BRE digest 365 standards.
 - (c) a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. Proposed soakaway shall have an overflow connection to existing 300mm surface water sewer West of Site.
 - (d) a drawing showing what SuDS (Sustainable Drainage Systems) are proposed in development. Examples of SuDS include green roofs, permeable paving, tree pits, green walls, tree pits planter boxes, green area detention basins, swales and other such SuDS.
5. In the context of the location of the proposed development along the Grand Canal pNHA and directly upstream of Natura 2000 sites in Dublin Bay, the applicant is requested to submit AA and EIA Screening Reports.

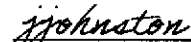
Comhairle Chontae Atha Cliath Theas

PR/0162/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0329

LOCATION: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12



Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

3/2/22



Eoin Burke, Senior Planner