

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**39, North Avenue**  
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**Co. Dublin**

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

<b>Decision Order Number: 0162</b>	<b>Date of Decision: 03-Feb-2022</b>
<b>Register Reference: SD21A/0329</b>	<b>Registration Date: 01-Dec-2021</b>

**Applicant:** P & S Machinery  
**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  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Dec-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:
  - (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](http://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.
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.

**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/0329

**Date:** 09-Feb-2022

Yours faithfully,

  
for **Senior Planner**