

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**Derek Whyte,
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0196	Date of Decision: 15-Feb-2022
Register Reference: SD21A/0337	Registration Date: 13-Dec-2021

Applicant: Tommy Maher
Development: Construction of a semi-detached (end of terrace) two storey industrial unit, connection to public foul sewer and surface water and all associated site works.
Location: Site to south of Unit 1, Knockmitten Close, Western Industrial Park, Naas Road, Dublin 12
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-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 address the following deficiencies in the information provided:
 - (a) Site Location Map – Section 22(2)(iii) requires the inclusion of any wayleaves in yellow on the Site Location Map. It is noted that the subject site is not directly connected to the public realm. As such, it is unclear whether the Applicant has a right of way to the public road or whether there is an agreement in place with the landowner. In this regard clarification is required from the Applicant.
 - (b) Site Layout Plan – The Site Layout Plan should include the distances to surrounding structures and further levels/contours to aid the understanding of the subject site and surrounding context. The Applicant should include an ‘existing’ Site Layout Plan to facilitate an understanding of the

topographical profile of the subject site.

(c) Bin Store – The Site Layout Plan appears to indicate a bin store to the rear of the proposed unit. However, no detail is provided in the Plans, Elevations and Sections Drawings.

(d) Signage – The drawings provided by the Applicant do not include details of any proposed signage either directly affixed to the proposed industrial unit or on the approach to the entrance.

(e) Intended Use – No detail is provided as to the intended use of the proposed unit. Further detail is required regarding the type of business which will be operated from the unit, the numbers of staff present on site and the potential trip generation to and from the site.

2. (a) Having regard to the subject sites overlap with the SFRAB SEA Sensitivity Layer and the location of the site within a flood zone (0.1% AEP Fluvial Flood Extent – 30% uplift) as per the Strategic Flood Risk Assessment (September 2021) for the City Edge Project, the Applicant is requested to provide a Flood Risk Identification and Flood Risk Assessment Report in accordance with the recommendations of The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW, November 2009).
(b) Flood mitigation measures should form part of revised proposals.
The applicant is advised to liaise directly with the Water and Drainage Section of South Dublin County Council in relation to both points raised above, prior to responding to this AI request.
3. The applicant is requested to provide the following:
 - (a) a detailed topographical site survey which shows the existing site conditions.
 - (b) a revised layout showing a concrete 1.8m wide footpath surrounding the proposed building connecting the fire escape doors to the safe assembly zones.
 - (c) details on location and number of parking spaces to be provided at the development. Refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.
 - (d) a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points of the total proposed car parking spaces.
 - (e) a revised layout showing the bicycle parking spaces for the proposed development in line with SDCC CDP. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022. All external bicycle parking spaces shall be covered.
 - (f) a revised layout showing location of bin collection set down area.
 - (g) a revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating fire tenders and large refuse vehicles can access/egress the site in a forward gear.

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/0337

Date: 16-Feb-2022

Yours faithfully,



for Senior Planner