

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Armstrong Planning
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A96V6F9

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

Decision Order Number: 0223	Date of Decision: 21-Feb-2022
Register Reference: SD21A/0347	Registration Date: 17-Dec-2021

Applicant: Galco Steel Limited
Development: Construction of a single storey extension (980sq.m) to paint workshop with canopy; two access doors with roller shutters and all associated site development works.
Location: Galco House, Ballymount Road, Walkinstown, Dublin 12
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 17-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 submit the following:
 - (i) a report showing the surface water attenuation calculations for the proposed development.
 - Show what attenuation in m3 is required and what is provided in m3.
 - Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m2 and their respective run off coefficients.
 - Show the SAAR (Standard Annual Average Rainfall) value and site-specific Met Eireann rain fall data.
 - Show what surface after attenuation is provided and what is required in m3 for proposed

development.

(ii) All surface water should be attenuated by means of SuDs (Sustainable Drainage Systems) where possible. The applicant shall include SuDs as part of their development. Examples of such SuDs features are as follows but not limited to:

- Permeable Paving
- Grasscrete
- Green Roofs
- Swales
- Tree pits
- Planter boxes,
- Other such SuDs

If SuDs does not provide sufficient surface water attenuation, the applicant shall show in a drawing how surface water will be attenuated for the proposed development.

2. Having regard to the 'EE' zoning objective of the site, it is considered that the subject land use is acceptable in principle. However, within the current South Dublin County Council Development Plan, the application site along with the wider landholding is identified for the delivery of a long-term road proposal for the southern extension of the Merrywell Industrial Estate Road. In this regard, the applicant is requested to demonstrate that the proposed development would not prejudice the future delivery of the identified road extension. It is noted that this may require revisions to the design as currently proposed.
Prior to responding to the Additional Information request, the applicant is advised to liaise with the Roads Department of South Dublin County Council.
3. The Planning Authority is currently unclear as to the exact use of the proposed structure and what processes are intended to be carried out within. Accordingly, the applicant is requested to provide details of the works that will be carried out within the proposed development, when operational, and outline any measures required to limit the discharge of odours or fumes associated with such works.

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/0347

Date: 22-Feb-2022

Yours faithfully,


for **Senior Planner**