

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

Decision Order Number: 0331	Date of Decision: 14-Mar-2022
Register Reference: SD21A/0229	Date: 15-Feb-2022

Applicant: Chadwicks Group
Application Type: Significant Additional Information
Development: Retention for 2 bay portal frame, additional floor area to existing industrial unit. Permission for roofing of 2 bay portal frame structure; extension to existing industrial unit; construction of a concrete resurfaced area in main yard; minor internal layout and elevational revisions to existing industrial unit and all associated site works including underground surface water attenuation and related utilities and works.
Location: Heiton Steel, Ashfield, Naas Road, Clondalkin, Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 15-Feb-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Applicant is requested to submit a detailed Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Tree Protection Plan to include boundary vegetation within falling distance of the site. The Assessment shall demonstrate that the proposed swale will not adversely impact the roots of existing trees and shall include the following:
 - (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
 - (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of

their tag nos., species, size, age, condition and useful life expectancy.

(iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

(iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate

(v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.

(vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing.

(vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

(viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

(ix) Pre-Development Photo's: The applicant is requested to submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.

(x) Arborist's name, arboricultural qualifications and contact details.

(xi) Date that the survey was carried out (surveys > 12 months are unacceptable).

2. The applicant is requested to provide a Traffic Impact Assessment demonstrating the trip generation resulting from the proposed development and the resultant impact on the adjacent road network.
3. The applicant is requested to demonstrate that the proposed development complies with the minimum SDCC car and cycle parking provision requirements set out in Tables 11.22 and 11.23 of the South Dublin County Development Plan 2016-2022.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information.** If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,


for Senior Planner

15-Mar-2022