

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



Ref : Further Information Request for Planning Application Ref SD22A/0033

For: Retention Permission, and continuation of use at Unit 3-4 Crag Avenue Business Park, Crag Avenue, Clondalkin Industrial Estate, Dublin 22, D22 C951.

5th April 2022

Dear Sir/Madam,

Further to your letter of the 31st March 2022 please find to follow and enclosed our client's response to the points raised.

Car Parking: As noted on our original documentation there are currently many parking spaces available immediately in front of the building for the exclusive use of the tenants. In accordance with Table 11.23 of the SDCC County Development Plan 2016-2022 our client is required to provide a maximum of 9 spaces for their use. These spaces highlighted in a blue outline on Drawing 21.05-P-011 which accompanies this submission.

EV Charging Stations: Our clients also lease the units to the North. To facilitate staff of both offices they provided 2 No. EV parking spaces and these are also noted on Drawing 21.05-P-011.

Bicycle Parking: In accordance with Table 11.22 (Minimum Bicycle Parking Standards) of the SDCC County Development Plan 2016-2022 our client is required to provide secure, covered parking for 4 Bicycles. There is an existing Smoking structure in front of the units see photo below.



Figure 1 – Existing Smoking structure

We are proposing to extend the structure in the same construction between the structure and the existing buildings to provide covered parking for 4 No. Bicycles. See Drawing 21.05-P-011 which accompanies this submission. This space will be secure as it is directly outside the windows of the offices in the adjacent units (also under our clients control) which will provide passive surveillance of the structure and there is CCTV Coverage of the whole front facade of the building.

We trust this is sufficient information to allow the council to make a positive determination on the proposal.

Yours Sincerely

Barry Lyons
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