

Thorton O'Connor
1, Kilmacud Road Upper
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Dublin 14

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

Decision Order Number: 0505	Date of Decision: 19-Apr-2022
Register Reference: SD22A/0065	Registration Date: 23-Feb-2022

Applicant: Rockface Development Limited

Development: Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.5m with a gross floor area of 13,604sq.m including a warehouse area (12,568sq.m), staff facilities (489sq.m) and ancillary office area (538sq.m). The development will also include a vehicular and pedestrian entrance to the site from Magna Avenue, a separate HGV entrance from Magna Drive; 69 ancillary car parking spaces; covered bicycle parking; HGV parking and yards; level access good doors; dock levellers; access gates; signage; hard and soft landscaping; lighting boundary treatments; ESB substation; sprinkler tank and pump house; an all associated site development works above and below ground.

Location: Magna Avenue and Magna Drive, Citywest, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-Feb-2022 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. Sustainable Drainage Systems.

The applicant is requested to submit a comprehensive SUDS Management Plan and revised drainage and landscape drawings. The Plan should demonstrate - unless absolutely impossible - that this greenfield site can be developed without the need for significant underground storage of water. The Plan should demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network to greenfield run-off rates. A maintenance plan should also be included as a demonstration of how the system will function following implementation. Additional

natural SUDS features shall be incorporated into the proposed drainage system for the development such as blue roofs, rain gardens, detention basins, filter drains, swales etc. In addition, the applicant should provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

2. Landscape Proposals

The applicant is requested to submit comprehensive and detailed landscape proposals for the development, prepared by a qualified Landscape Architect. Such proposals should include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.

3. Trees.

In addition to the Tree Report and Survey submitted the applicant is requested to provide an Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction -recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

- i) 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).
- ii) 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
- iii) 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.
- iv) 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.
- v) 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.

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

vii) The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.

4. Additional Views.

Additional verified views and section drawings should be provided showing the relationship between the proposed development and permitted development to the west, and existing development to the south, as additional information. The applicant may wish to consult with the Planning Department prior to lodgement of additional views.

5. Invasive Species.

Given the potential for the presence of Japanese Knotweed (*Reynoutria japonica*) within the proposed development site, the applicant is required to provide the following:

- A detailed survey must be undertaken by an approved environmental consultant for the presence of Japanese Knotweed and this must be submitted for the approval of the Planning Authority.
- If present on site an Invasive Species Management Plan must be provided which details how the Japanese Knotweed will be addressed. This Invasive Species Management Plan must be prepared by suitably qualified specialist who can demonstrate experience and technical abilities in invasive species management and control.

Please note that Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Therefore, this survey must also note any knotweed adjoining the site. If Japanese Knotweed is confirmed, full details of a scheme for its eradication and/or control shall be submitted to and approved by the Planning Authority prior to the commencement of work on site.

6. Letter of Consent.

The entrances to the development site are located off a road which is not taken in charge. The applicant should show that they have consent to connect to the road network.

7. Access, Transport and Parking.

The applicant is requested to submit:

(a) a detail design of proposed vehicular and pedestrian accesses from Magna Avenue and Magna Drive, visibility splays shall be demonstrated at the proposed vehicular accesses.

(b) a swept path analysis for any emergency vehicle movements that would occur within the site.

(c) a revised layout of not less than 1:200 scale showing 10% vehicular parking spaces (7no.) to be equipped with electrical charging points. 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points. REASON: In the interest of sustainable transport.p

8. Aviation Safety.

(a) The proposed development would breach in the inner horizontal surface (the 'relevant obstacle limitation surface') around Casement Aerodrome. The Inner Horizontal Surface of Casement Aerodrome is at elevation 131.6m OD. As per the request of the Department of Defence, the applicant is invited to submit an Aviation Safety Assessment.

(b) The applicant is requested to provide a longitudinal section drawing with the following details:

For the development:

- The elevation OD of the highest point, and elevation OD of the predominant heights, of the proposed

development; and

- Elevations OD for a range of reference points at existing ground levels on the subject site.

For the relevant aerodrome/airport:

- The OD elevations of the relevant runway threshold, and its distance from the proposed development; and

- The horizontal distance of the subject site from the relevant runway.

Implementation and Monitoring (IM)

For the relevant 'obstacle limitation surfaces':

- The elevation(s) OD and the slope of any 'obstacle limitation surface(s)' extending above the site, as defined within current ICAO "Annex 14" requirements, and in accordance with current IAA Guidance Material 1.

For the surroundings:

- Elevations OD of the tops of existing permanent obstacles in the vicinity of the site if applying the principle of 'shielding' (in accordance with International Civil Aviation Organisation (ICAO) and IAA Guidance Material in relation to this).

9. Planning Notices.

The planning notices identify the height of the structure as being 15.5m. Elevation drawings show the building to be as high as 16.5m in places. This should be reflected on revised notices by way of additional information, or else revised drawings provided showing that the development would be consistent with the original planning notices.

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: SD22A/0065

Date: 22-Apr-2022

Yours faithfully,


for **Senior Planner**