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Planning Department.
South Dublin County Council
County Hall,
Tallaght,
Dublin 24

SD21A/0329

Re: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12
Reg. Ref. SD12A/0329
Additional Information

Dear Sirs,

I refer to your request for Additional Information in connection with the above Planning Application dated 9th February 2022 we hereby submit the following documentation as requested:

1. Six copies of Drawing No ZF11-P01Rev A – Proposed Site layout Plan
2. Six copies of Drawing No ZF11-P04 – Plan, Elevation and Details of New Railings
3. Six copies of Drawing No 22/2061/01 – Drainage Scheme
4. Six copies of Percolation Test Report
5. Six Copies of sweep plan analysis drawing No 22/2061/02
6. Six Copies of sweep plan analysis drawing No 22/2061/03
7. Six Copies of sweep plan analysis drawing No 22/2061/04
8. Six Copies of sweep plan analysis drawing No 22/2061/05
9. Six copies of track vehicle specifications.
10. Six copies of AA screening report.
11. Six copies of EIA screening report.
12. Copy of e-mail from Irish Water confirming submission of pre-connection enquiry with Reference No attached

Regarding the specific queries in your letter of 9th February 2022 we wish to respond to each point as follows:

- 1(a) See Revised Proposed Site Layout Plan on attached drawing no ZF11/P01Rev A showing location and size of the single proposed dual vehicular and pedestrian access. Please note that it is intended that there will be two settings on the main electrically operated entrance gates a) for pedestrian access /exit only and b) for vehicular access.

Over

- 1(b) It is not necessary to have a splayed entrance as a new railings is to be installed which is constructed of 20mm steel bars at 100mm centres and this will provide full visibility for all traffic on Bluebell Avenue.
- 1(c) See sweep path analysis on attached drawings 22/2061/02, 22/2061/03, 22/2061/04 and 22/2061/05 along with the attached track vehicle specification. Please note that this is a small warehouse unit which be serviced by small delivery vehicles similar to the vehicles identified in the track specification. In addition, the building will not generate extensive waste and it will not be necessary for a bin truck to enter the site. Likewise in the event of a fire, a fire tender will not enter the site but will deal with the fire from the main road. There is sufficient space for an ambulance to enter and exit the site based on the sweep path analysis referred to above.
- 1(d) See revised Proposed Site Layout Plan on attached drawing no ZF11/P01Rev A showing location and size of proposed car parking spaces including one no parking for mobility impaired users along with electrical charging points.
- 1(e) See drawing No ZF11/P04 showing the location, elevation, vehicular entrance and details of proposed new railings along the Bluebell Avenue Boundary. This drawing should also be read in conjunction with the sweep path analysis drawings referred to above.
2. It should be noted that the subject site is in the Bluebell Industrial Estate and the site backs onto the Grand Canal. There is no direct access from Bluebell Industrial Estate onto the Grand Canal. There is an existing masonry wall between the subject site and the Grand Canal with mature planting on the Canal Side of the wall. The proposed development will not interfere with the existing boundary wall or the mature planting outside of the boundary wall. The development is small in size and is of similar height and construction to the other existing buildings within the Industrial Estate

In response to the query as to how the development would address the initial approach to the Grand Canal we would advise as follows:

a) Creating a destination and attraction

The subject site is separated from the Grand Canal by an existing masonry wall and mature planting. The development is small in scale and will have no impact on the boundary wall or the mature planting. It is proposed to include some planting on the site of the proposed development which will help to create the Grand Canal place of destination and attraction.

b) Creating an active travel and ecological greenway.

The proposed development is within the Bluebell Industrial Estate with no direct access to the Grand Canal. The development will not of itself add to the generation of active travel and ecological greenway along the Grand Canal but the proposed development will not negatively impact the Grand Canal and will help to make *"the Grand Canal place of destination and attraction"*.

c) Introducing amenity and recreational uses

It would not be possible, nor would it be appropriate to introduce amenity or recreational uses on the subject site due to its location within the Bluebell Industrial Estate with no direct access to or from the Grand Canal.

d) Balancing amenity and ecology

The subject site is separated from the Grand Canal by an existing masonry wall and mature planting. The proposed development is detached from the Grand Canal and as stated at b) above "*the development will not of itself add to the generation of active travel and ecological greenway*". Therefore the proposed development of itself will have no impact on the balance between amenity and ecology

e) The likely impact of the proposed development on trees along the canalside walk and how to mitigate it.

As noted at a) above the proposed development will have no negative impact on the trees along the canalside walk. It is proposed to provide some additional planting on the subject site by way of further improvement to the amenity of the canal.

See the attached AA and EIA screening reports for additional commentary on items 2a) – 2e) above.

3. See drawing no ZF11/P04 for details of the proposed new railings along the Bluebell Avenue Boundary.
- 4(a) We confirm that a pre-connection enquiry for water and waste water supply has been lodged with Irish Water. The reference is CDS22002644 and a copy of the acknowledgement from Irish Water is attached.
- 4b) See attached report showing percolation test results. Please note that the percolation on this site is extremely poor.
- 4c/d) See attached drawing No 22/2061/01 showing details of proposed drainage layout and details.
- 5 We attach an AA and an EIS screening report as requested.

We trust you will find this additional information in order and we look forward to hearing from you in due course.

Yours faithfully,



JOHN TAYLOR

Encl