

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

J. Taylor Architect Ltd.
39, North Avenue
Mount Merrion
Co. Dublin

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

Decision Order Number: 0603	Date of Decision: 12-May-2022
Register Reference: SD21A/0329	Date: 19-Apr-2022

Applicant: P & S Machinery
Application Type: Additional Information
Development: Development comprising 189sq.m of warehouse space and 89sq.m of ancillary office space.
Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Dear Sir /Madam,

With reference to your planning application, additional information received on 19-Apr-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. It is unclear how the applicants have screened out likely significant effects on protected species (bats) in the EIAR screening report submitted. In the context of the absence of details on ecological survey work or on lighting levels for bat populations whereby the presence of bats were identified in the preliminary ecological report previously carried out for the City Edge Project, the applicant is requested to demonstrate how the EIAR screening report submitted concluded that there would be no likely significant effects on protected species (bats). The applicant is requested to submit an ecological survey including a bat survey together with an assessment and illustration of lighting levels (by a suitably qualified person) from the proposed development (including any lighting that is proposed around and within the perimeter of the site such as parking, security and signage lighting) on any bat roosts and any bat commuting, feeding and foraging routes.

2. The proposed entrance location is not acceptable to the Roads Department. It is seen as hazardous and creates unacceptable risks within the yard. The Roads Department could take a different view on this element if the entrance was moved west beyond the building line of the side wall of the proposed warehouse (Note: SDCC does not design, it only approves or rejects). Any resubmitted/revised drawings to include location of all warehouse doors.
- (a) No visibility splay drawing was submitted.
 - (b) Swept path analysis was submitted but is not satisfactory as per Item 1 above.
 - (c) It seems 2 spaces are shown on drawing.
 - (d) The width is 3.5m which meets the standard though location is not acceptable as per Item 1 above.

The applicant is requested to submit the following information:

- (i) A revised drawing re the entrance location is required (as per (a) above).
- (ii) A visibility splay drawing is required.
- (iii) A swept path analysis drawing is required to reflect an acceptable entrance location.

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**

13-May-2022