



MAUGHAN + ASSOCIATES

ARCHITECTURE • ENGINEERING • PLANNING

Your Ref.; SD21A/0257

South Dublin County Council,
Land Use, Planning & Transportation Department,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Land Use Planning & Transportation

30 MAY 2022

South Dublin County Council

27th May 2022

Re.; ADDITIONAL INFORMATION - Construction of extension to existing ware house premises, erection of 2.4m high palisade fencing including entrance gates to front boundary at Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road, Ballyfermot, Dublin 10 – Premium Facades Ltd.

Dear Sir / Madam,

I refer to the above planning application and your letter dated 12th November 2021.

The additional loading / vehicle access to the unit has been omitted from the proposal as it is considered that it would be logistically difficult to maintain pedestrian routes along with vehicular access.

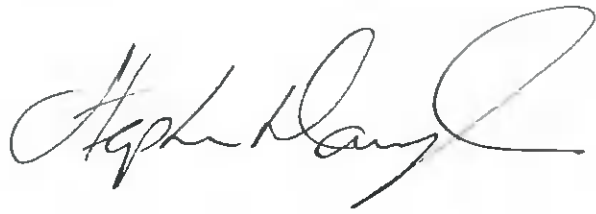
It has been decided to omit the proposed palisade fencing as this would impede the existing traffic movements to the subject site and adjacent units.

With respect to stormwater disposal and the incorporation SuDS it is contended that there will be no additional stormwater contribution to the network than that which already exists. The yard upon which it is proposed to construct the extension is currently drained to the existing network via 2 no. yard gullies. The existing gullies shall be removed and the roof shall be drained to the existing network within the site. The impervious area is no greater than the yard upon which it is proposed to build and so it is contended that SuDS is not necessary in this instance.

Please find attached amended site layout plan indicating distance of foundations to existing 6" watermain.

There is an existing water supply to the unit and there is no proposal to provide a new connection or to increase the water demand for the unit. The unit is used as a storage warehouse. There are no production processes that require additional water demand. It is therefore contended that confirmation of feasibility from Irish Water is not necessary on this occasion.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Maughan'. The signature is fluid and cursive, with a large loop at the end.

Stephen Maughan, *B.Sc., M.Sc., MCABE*
Chartered Building Engineer