

John Spain Associates
39, Fitzwilliam Place
Dublin 2

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

Decision Order Number: 0676	Date of Decision: 31-May-2022
Register Reference: SD22A/0099	Registration Date: 06-Apr-2022

Applicant: Blackwin Limited

Development: Construction of 5 warehouse / logistics units (Units 1, 2 3, 4 and 6), Including ancillary office use and entrance / reception areas over two levels, with maximum heights of c. 17.09 metres and a combined total gross floor area (GFA) of 20,158sq.m; Each warehouse / logistics unit includes car parking to the front, and service yards, including HGV loading bays, to the rear of each unit; Signage zones are proposed for each unit; A total of 200 car parking spaces and 110 cycle spaces are provided for the 5 warehouse / logistics units; Construction of 3 three storey own-door office buildings (Block SA, SB and SC) with maximum heights of c. 13.45 metres and a combined GFA of 4,194sq.m; Signage zones are proposed at the entrances to the buildings; A total of 77 car parking spaces, 50 cycle parking spaces and a bin storage area are provided for the proposed office buildings; Construction of a cafe/restaurant unit with a maximum height of c. 6.09 metres and a GFA of 213sq.m to be located in the south western section of the site; The proposal includes signage for the unit, associated outdoor seating and a bin store; 14 car parking spaces and 10 cycle spaces are provided for the cafe/restaurant unit; The proposal includes 5 ESB substation buildings; The development is to be accessed off Ballymount Avenue and Calmount Road and includes for alterations and upgrades to the public footpaths and road; The development provides for vehicular and service access points, associated internal access roads, circulation areas and footpaths; The proposal includes landscaping and planting, entrance signage, boundary treatments, lighting, PV panels, green roofs, underground foul and storm water drainage network, including connections to the foul and surface water drainage network on the public roads, attenuation areas and all associated site works and development.

Location: Site at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-Apr-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. The applicant is requested to provide the following additional information:
 1. A Street Design Statement that accords with the requirements of Section 5.2.2 DMURS (2019) and should include details that demonstrate the process that was undertaken to inform the design of the proposed road through the application site and its outcome including:
 - a) analysis of relevant plans and policies (national, regional and local), spatial characteristics, movement patterns and consultation with the roads authority (SDCC).
 - b) Strategic level drawings that (i) demonstrate the key routes and links that the road would connect with and (ii) the typology or conceptual street design.
 - c) The movement function of the road having regards to Section 3.2.1 and 3.2.2 of DMURS.
 - d) Detailed street layouts that clearly illustrate all relevant geometric standards and other treatments aimed at promoting a sense of place, sustainable forms of transportation and traffic calming.
 2. To minimise the potential to prejudice the completion of the County Development roads objective through the application site in terms of realising a connection with Ballymount Road Lower, demonstration of how the proposed development would accommodate optional alignments/connections with reference to the potential to link with Ballymount Road Lower via the existing turning circle and industrial estate road directly on the north-west boundary of the application site. This option could be kept open by way of relocating the HGV loading for Unit 2 out of the path of a potential route towards the existing turning circle and by removing any proposed gateway controls. The applicant shall also provide details setting out how they have re-considered the design / orientation of this unit and whether it would be more appropriate for this unit to face north, with parking etc to the front. A strong frontage should also be provided along the north / south access road, with glazing detail turning the corner to the south west elevation.
The above information should be consistent with the Traffic and Transport Assessment that has been submitted with the subject application or any revised Traffic and Transport Assessment.
 3. 3. Further landscaping and road layout details that demonstrate how the proposed development would tie in with and accommodate the NTA's Greenhills to City Centre Core Bus Corridor Preferred Route (November 2020) and demonstrate how the following would interact:
 - i. the shared surface/tactile paved area, landscaped entrance plaza and section of two-way cycle track that is proposed by the applicant at the south-east corner of the application site; and
 - ii. the conversion of the existing roundabout junction between Calmount Road and Ballymount Avenue to a fully signalised junction with pedestrian and cycle facilities including the upgrade of the western arm junction with filter lanes as indicated by the NTA.To accommodate the NTA's Emerging Preferred Route and the applicant's proposed pedestrian, plaza entrance and cycle facilities, this may necessitate inclusion of a section(s) of footpath and cycle lanes within the application site. To ensure that the further information is communicated clearly, it is recommended that the following information be presented, as appropriate:

- The width of streets, footways, verges etc.
- The location, type and configuration of crossings and junctions.
- Kerb lines (including heights)
- Surface Materials and Planting.
- Lighting
- Areas to be taken in charge and in public ownership.

4. The applicant is requested to provide:

A revised Urban Design Statement along with the relevant plans and particulars that demonstrates compliance with Section 11.2.4 of the South Dublin County Council Development Plan 2016 – 2022, particularly the need to demonstrate a clear transition towards a more urban form of development and a traditional street network. To ensure that the proposed development accords with these requirements, the applicant should be advised to reposition Unit 6 in a manner that would directly front Calmount Road and to also relocate car parking away from this interface.

The applicant is requested to consider whether the lower office element should be extended in depth and length, in order to reduce any overbearing impacts of the main warehouse.

5. The planning application as submitted proposes green roofs on the smaller own-door office units and on the office elements of the warehouse units, while limited green wall areas are indicated. Having regard to the large areas of hardstanding and the expanse of roof area within the proposal, the applicant is requested to consider the provision of much larger areas of green roof and green wall over and on the warehouse units, in accordance with Development Plan Policy G5 (Green Infrastructure, Sustainable Urban Drainage Systems) Objective 2 which seeks ‘To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments’.

6. The applicant is requested to provide the following additional information:

(a) Unit 3: The design of this unit is largely the same as the others, however, it is noted that there is no vertical panelling on the north west or north east elevation. Whilst to the rear, with loading etc, the north west elevation would be quite prominent, particularly if the long term road proposal was realised. The applicant is therefore requested to provide additional detailing, such as the vertical panels proposed on other elevations, to the north west elevation.

(b) The applicant is requested to re-consider the location of some of the proposed ESB substations:

- ESB-1. Located on proposed N/S road. Some landscaping provides screening, however, still located prominently. Further screening should be provided or the ESB should be relocated further into the adjacent car park
- ESB-2. Located on the northern boundary. No screening. May be impacted by revisions to the proposed road and Unit 2.
- ESB-3. Located on proposed N/S road. Some landscaping provides screening, however, still located prominently. Further screening should be provided or the ESB should be relocated further into the adjacent service yard.
- ESB-6. Located on proposed N/S road. No screening provided. Further screening should be provided or the ESB should be relocated further into the adjacent service yard.

(c) Details of materials and level and type of illumination for each proposed sign.

(d) Details of all cycle tracks and footpaths to be provided along Calmount Road and Ballymount Avenue. It should be ensured that there are no gaps in provision adjacent to the site.

7. (i) The applicant is requested to submit

- (a) a revised layout of the proposed vehicle access locations showing the layouts for right turning into

the development.

(b) a revised layout of the Calmount Road access as a junction type to provide for the future link road.

(c) a drawing showing AutoTRAK manoeuvres for large vehicles accessing and egressing, including articulated lorries, emergency vehicles, bin lorries.

(d) a revised layout showing how cycle track and footpaths will link into the road network and the individual units.

(e) details of a 2.0m wide footpath west along Calmount Road to link with the existing footpath at the roundabout with Ballymount Avenue Upper.

(f) a stage 1 road safety audit for the development.

(g) details re the expected staff and patron numbers of the proposed café.

8. The applicant is requested to note that the South Dublin County Development Plan 2022-2028 plan making process will reach a conclusion in the coming months. The applicant is advised that the Planning Authority is required to assess planning application having regard to the active Development Plan at the time of assessment. The further information response should provide a report demonstrating that the revised proposal is fully in compliance with the adopted new Development Plan (if relevant).

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).

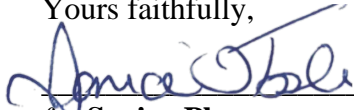
Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

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/0099

Date: 03-Jun-2022

Yours faithfully,

for **Senior Planner**