

**Gilna Architecture  
Fumbally Exchange  
Argos House  
Malpas Street  
Dublin 8**

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

<b>Decision Order Number:</b> 0747	<b>Date of Decision:</b> 13-Jun-2022
<b>Register Reference:</b> SD22A/0110	<b>Registration Date:</b> 19-Apr-2022

**Applicant:** Pineview  
**Development:** Demolition of single storey unit, concrete walls and gates; removal of containers and portacabin; 3 new single storey light industrial units to southeast corner of the existing business park between units 4 & 6 and associated site works.  
**Location:** Pineview Business Park, Firhouse Road, Knocklyon, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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 include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Permeable Paving
- Grasscrete
- Blue Roofs
- Green Roofs
- Water Butts
- Rain Gardens
- Planter boxes with overflow connection to the public surface water sewer.

The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

The applicant is referred to the recently published SDCC SuDS Design Guide for further information

and guidance.

2. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.
3. (a) The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).  
(b) The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.
4. The applicant is requested to submit a tree survey report for the tree beside the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing tree and should also provide an arboricultural impact assessment. The report should also include a method statement for the works to be carried out.

**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/0110

**Date:** 15-Jun-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**