

Henry J. Lyons Architects  
51-54, Pearse Street  
Dublin 2

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

<b>Decision Order Number: 0751</b>	<b>Date of Decision: 14-Jun-2022</b>
<b>Register Reference: SD22A/0009</b>	<b>Date: 18-May-2022</b>

**Applicant:** EdgeConneX Ireland Limited  
**Application Type:** Additional Information  
**Development:** Retention and completion of amendments to the permitted internal road layout, internal fencing and other ancillary internal layout amendments that were permitted under SDCC Planning Ref. SD18A/0298.  
**Location:** Ballymakailly to the east of the Newcastle Road, Lucan, Dublin.

Dear Sir /Madam,

With reference to your planning application, additional information received on 18-May-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. The Roads Department is not satisfied with the information submitted regarding the internal road layout. Therefore, clarification of additional information is requested from the applicant on the following:
  - (1) A text rationale is required outlining the following:
    - a. The traffic layout under previously permitted permissions (both facilities) detailing how traffic moves within the site/was proposed to move within the site.
    - b. A detailed note on each of the proposed changes (using clear references to Gate A, Gate B, Fence Removal, etc.)
    - c. The proposed traffic layout.  
Detailed description is required outlining what arrangements are proposed not limited to but including: One-way/two-way systems, traffic light locations, proposed road markings, kerb radii, AutoTRAK swept path analysis.
    - d. Explanatory note detailing the requirement to close Gates at A & B.
  - (2) A set of detailed drawings that:
    - a. Compliments Item 1 above.
    - b. Illustrates all road & traffic elements in a black colour (including all road markings, arrows,

**South Dublin County Council**

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Land Use, Planning & Transportation Department**

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stop-bars, hatching, etc).

c. Demonstrates ALL proposed road traffic movements within the site.

d. Demonstrates how traffic will flow safely and seamlessly in the busy zone west of the existing entry/exit gates.

e. Demonstrates what items are existing on either side of the fence, and what along with the fence are proposed to be removed.

f. Details all road signage.

g. Demonstrates how employees will travel to the car-park spaces situated in the northern section of the site.

h. Details emergency access arrangements (including AutoTRAK).

i. Details bin truck service arrangements (including AutoTRAK).

In addition to providing hard copies to the planning authority, the applicant has offered to submit soft copies of all drawings to the SDCC SharePoint system.

(3) The applicant shall submit an updated TTA

Note: Prior to responding to the Clarification of Additional Information request, the applicant is advised to liaise with the Roads Department of South Dublin County Council.

2. Water services calculations do not show any additional spare capacity for surface water attenuation in proposed development. The applicant is requested to:
  - (i) Submit a drawing and report showing additional attenuation for proposed development. Water services estimate that an additional 70m<sup>3</sup> of surface water attenuation is require for proposed additional hardstanding area. Prior to submission of revised report and drawing contact water services in South Dublin County Council to discuss revised submission. Proposed additional surface water attenuation shall be by means of SuDS (Sustainable Drainage Systems). Examples of SuDS include, Swales, bio retention areas pond/s or other such SuDS. The applicant is requested to:
    - (ii) Submit a drawing in plan and cross-sectional view showing what SuDS are proposed for the development.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**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,

16-Jun-2022

*Pamela Hughes*  
for **Senior Planner**