

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

14 JUN 2022

South Dublin County Council

14th June 2022

COMPLIANCE CONDITIONS SUBMISSION

Reg. Ref. SD21A/0051 – Condition 7

Re: Continuance of Use of 3 Existing Buildings at Wilson's Auctions, Green Isle Road, Corkagh, Dublin 22

Applicant: RGR Holdings Limited

Dear Sir / Madam,

On behalf of the applicant, we enclose a submission in respect of a condition attached to the above referenced planning permission – Reg Ref: SD21A/0051.

To facilitate and expedite the written agreement of the planning authority in respect of a particular condition, submissions in relation to the conditions will be made individually. This submission relates to Condition 7 which states: -

"7. *Roads.*

(a) Prior to commencement of the development the applicant shall submit a revised layout showing, provision of bicycle parking spaces in line with SDCC bicycle parking standards (please refer to Table 11.22: Minimum Bicycle Parking Rates). Surface bicycle parking spaces shall be covered.

(b) Prior to commencement of the development, the applicant shall submit a revised layout for the written agreement of the Planning Authority showing a pedestrian route connecting the public footpath on Green Isle Road to the proposed development main entrance door. The width of footpaths shall be sufficient to aid mobility impaired users and integrate with the landscaping.

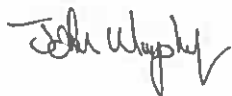
(c) The proposed development shall make provision for the charging of electric vehicles 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(d) A Mobility Management Plan is to be completed for the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.

REASON: In the interest of sustainable transport.'

The response to Condition 7 has been prepared by Clarke & Co. Engineers & Architects and is enclosed. Please do not hesitate to contact us in relation to any aspect of the above.

Yours sincerely,



BMA PLANNING

**Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC.**

Ref: 18989(c)/RC/4996-02/CL

9th June 2022

Planning Ref No: SD21A/0051
Decision Order No: 0113
Applicant: RGR Holdings Ltd.

Re: Condition No. 7 Associated with Permission Granted SD21A/0051

Development:

The continuance of use of the existing 3 buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by condition 9 of that permission. A protected Structure – former Gun Powder Store (RPS Ref. 205) – is located within the application site at **Wilson's Auctions, Green Isle Road, Corkagh, Clondlakin, Dublin 22.**

Dear Sir/Madam,

Further to the grant of planning permission mentioned above I set down below my compliance to conditions No.7. Your approval of same would be appreciated.

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Ronan Clarke BScEng.,C.Eng.,MIEI.,Dip Plan., Dip Fire Eng.
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Condition No. 7

Roads

- (a) *Prior to commencement of the development the applicant shall submit a revised layout showing, provision of bicycle parking spaces in line with SDCC bicycle parking standards (please refer to Table 11.22: Minimum Bicycle Parking Rates). Surface bicycle parking spaces shall be covered.*
- (b) *Prior to commencement of the development, the applicant shall submit a revised layout for the written agreement of the Planning Authority showing a pedestrian route connecting the public footpath on Green Isle Road to the proposed development main entrance door. The width of footpaths shall be sufficient to aid mobility impaired users and integrate with the landscaping.*
- (c) *The proposed development shall make provision for the charging of electric vehicles 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.*
- (d) *A mobility Management Plan is to be completed for the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.*

Response:

I attach herewith a revised layout showing proposal for bicycle parking spaces in line with SDCC bicycle parking standards and EV Charging Points.

The revised layout drawing also shows a proposed pedestrian route connecting the public footpath on Green Isle Road to the proposed development main entrance door. The width of footpaths is 1800mm which is sufficient to aid mobility impaired users and is integrate with the landscaping.

I attach herewith a mobility Management Plan for 'Wilson's Auctions'. This document is founded on the completed Questionnaire by staff members which helped to identify settlement areas and type of transport presently in use. In appendix B of this plan we have proposals for 'Green' mode of transport from these settlement areas to the place of work.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ronan Clarke', written over a horizontal line.

Ronan Clarke, B. Sc. Eng., C. Eng., M.I.E.I. Dip-plan, Dip Fire Eng.
Clarke & Company, Engineers & Architects.