

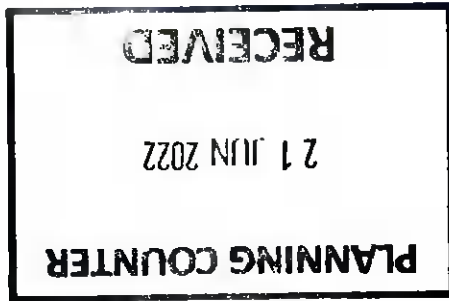
Clar. A.I.

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20 June 2022

Planning Department.  
South Dublin County Council  
County Hall,  
Tallaght,  
Dublin 24

**Re: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12**  
**Reg. Ref. SD42/A/0329**  
**Clarification of Additional Information**

Dear Sirs,

I refer to your request for Clarification of Additional Information in connection with the above Planning Application dated 13<sup>th</sup> May 2022 we hereby submit the following documentation as requested:

1. Six copies of Drawing No ZF11-P01Rev B – Proposed Site layout Plan
2. Six copies of Drawing No ZF11-P04Rev A – Plan, Elevation and Details of New Railings
3. Six copies of Drawing No ZF11-P03Rev A – Proposed Floor Plan, Elevations and Section
4. Six Copies of Track Analysis Sheet 1 drawing No ZF11-P11
5. Six Copies of Track Analysis Sheet 2 drawing No ZF11-P12
6. Six Copies of Track Analysis Sheet 3 drawing No ZF11-P13
7. Six copies of EIA screening report.
8. Six copies of Bat Report

Regarding the specific queries in the letter of 19<sup>th</sup> May 2022 we wish to respond to each point as follows:

1. We attach an EIA screening report and a separate Bat Activity Report as requested.

Regarding the site lighting we wish to advise that we will follow the recommendations as set out in the Bat Activity report as follows:

**Lighting**

1. *Lighting shall be motion activated only. The sensor shall respond to movement below 2.5 metres to avoid being activated repeatedly by bats and birds. This will limit untargeted activations to foxes or cats and targeted activations to humans or vehicles entering the site.*

Over

2. *No ornamental illumination shall be installed. Activation shall be managed to avoid movements along the Grand Canal (this may become an issue if the wall is replaced by fencing in the future).*
3. *Lighting levels shall be checked within the site by a bat specialist following construction.*

We confirm that there will be no illuminated signage on the site and the only other lighting on the site will be motion activated security lighting and safety lighting required to comply with Fire Safety and Disabled Access requirements, all of which will be installed to comply with guidelines set out in paragraph 1 above.

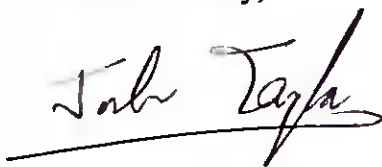
In addition the enhancement measures suggested in the Bat report will be installed.

*Three BTD-1 Bat Boxes shall be erected on the warehouse away from lighting and open doors. The locations proposed are the south-east, east and north-west external wall of the warehouse.*

- 2a) It is proposed to provide two entrances to the site, one for goods access to the warehouse and a second entrance / exit to the site for staff and visitors. See Revised Site Layout Plan drawing no ZF11/P01Rev B showing location and size of the new proposed entrances /exits to the site. See also the revised track analysis drawings of the new entrance layout. Additional road markings are also proposed to suit the new layouts as shown on the drawings.
- 2b) It is proposed to provide high visibility fencing and gates to the site comprised of 18mm vertical bars at 150mm centres. This would eliminate the need for splayed entrances / exit to the site. Alternative high visibility fencing and gates can be agreed with the Planning Authority in advance of development.
- 2c) The Site layout Plan shows the location of the proposed parking spaces which have been relocated to suit the new entrance layout and are also shown on the Track Analysis Drawings

We trust you will find this Clarification of Additional Information in order and we look forward to hearing from you in due course.

Yours faithfully,



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JOHN TAYLOR

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