

Maughan & Associates
93, Upper Georges Street
Dun Laoghaire
Co. Dublin

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

Decision Order Number: 0809	Date of Decision: 27-Jun-2022
Register Reference: SD21A/0257	Date: 30-May-2022

Applicant: Premium Facades Ltd.
Application Type: Additional Information
Development: Construction of extension to existing warehouse premises; erection of 2.4m high palisade fencing including entrance gates to front boundary.
Location: Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road,
Ballyfermot, Dublin 10

Dear Sir /Madam,

With reference to your planning application, additional information received on 30-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 applicant should provide information in regard to the quantity and location of car and bicycle parking spaces in compliance with the South Dublin County Development Plan 2016-2022 (in regard to Additional Information Item 1).
2. The response to Additional Information Item 4 is not considered to sufficiently address the objectives and policies relating to Sustainable Urban Drainage Systems in the South Dublin County Development Plan 2016-2022. The applicant is requested to submit the following information in regard to surface water:
 - (a) A report and/or drawing showing what if any SuDS have been considered and are proposed. Examples of SuDS include Green Roofs, Blue Roofs, Tree Pits, Filter Drains, permeable paving and other such SuDS.
 - (b) A report and drawing showing what if any surface water attenuation is proposed for the development. Submit a drawing showing the existing and proposed surface water layout for the development up to the point of connection to the public surface water sewer.

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

3. The response to Additional Information Item 5 shows that the proposed extension would be approx. 1.75m from the existing watermain to the east of the site. This separation distance is not acceptable to Irish Water. The applicant should revise the proposed extension so that it is sufficiently setback from this watermain. The applicant may have to liaise with Irish Water in relation to the appropriate setback distance. A full set of revised drawings and updated floor area should be submitted. Appropriate landscaping and boundary treatment in the site along the eastern boundary should be considered to improve the visual impact of the proposed extension when viewed from the road.
4. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022.

In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

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,

28-Jun-2022

Pamela Hughes
for **Senior Planner**