



RDF ARCHITECTS & PLANNING

RDF Architects & Planning Ltd.

DUBLIN - CORK

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

18th May, 2022

"CLARIFICATION OF ADDITIONAL INFORMATION"

RFI Ref: SD21A/0229

Re- SD21A/0229

Retention for 2 bay portal frame, additional floor area to existing industrial unit. Permission for roofing of 2 bay portal frame structure; extension to existing industrial unit; construction of a concrete resurfaced area in main yard; minor internal layout and elevational revisions to existing industrial unit and all associated site works including underground surface water attenuation and related utilities and works.

At Heiton Steel, Ashfield, Naas Road, Clondalkin, Dublin

Agent: RDF Architects & Planning Ltd

Dear Sir/ Madam,

In response to the RFI dated 14th March 2022, please find our response below to the items raised by the South Dublin County Council.

RFI items are listed in blue italics with response below and related graphics as required.

See enclosed 6 No. copies of drawings/documents/reports as follows:

- MHL: Traffic and Transportation Assessment
- Mark Donnelly BSc. (Hons) MICFor Arboricultural Consultant: Tree Survey and Arboricultural Assessment
- 21-037-P- 110 Site Plan Rev 4
- 21-037-P- 120 Site Plan Rev 4



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Item 1.

1. The Applicant is requested to submit a detailed Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Tree Protection Plan to include boundary vegetation within falling distance of the site. The Assessment shall demonstrate that the proposed swale will not adversely impact the roots of existing trees and shall include the following:

- (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e., Within falling distance thereof) shall be accurately plotted, tagged, and shown on a scaled drawing of a topographical survey of the site*
- (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.*
- (iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).*
- (iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate*
- (v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.*
- (vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.*
- (vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.*
- (viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.*
- (ix) Pre-Development Photo's: The applicant is requested to submit pictures of the existing trees/hedgerows before works commence with the tree*



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protective fencing. This shall include a location map of where each picture was taken from.

- (x) Arborist's name, arboricultural qualifications and contact details.*
- (xi) Date that the survey was carried out (surveys > 12 months are unacceptable).*

Please find enclosed the Arborist report which details all items raised in item number 1.

Please note the trees in question are not within our site boundary and any works would need to be to be agreed with the adjoining site owners.

As stated below the Arborist has concluded that the swale will have a minor impact on the existing trees.

'To conclude construction of the swale will have a minor negative impact on the RPA zone providing the recommendations in Table 4 are implemented. These impacts will be neutral if additional thinning and felling along the boundary fence are carried out.'

2. The applicant is requested to provide a Traffic Impact Assessment demonstrating the trip generation resulting from the proposed development and the resultant impact on the adjacent road network.

Please find enclosed Traffic Impact Assessment completed by MHL engineers.

'The traffic modelling analysis carried out for these design year scenarios shows that:

- The junction is operating well below capacity during the opening year of the development (2024) for both morning and evening peaks respectively.*
- The junction reaches a maximum RFC of 28% in the 2039 with development scenario morning peak. This is below the 85% threshold for unsignalized junctions.*
- The % increase in RFC between "without development" and "with development" scenarios is at a maximum of 1% during the 2029 PM scenario.*

Comparing the analysis of the traffic models, the proposed development will have a minor impact on this junction from a capacity point-of-view'

MHL have concluded that the development will have a minor impact.



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3. The applicant is requested to demonstrate that the proposed development complies with the minimum SDCC car and cycle parking provision requirements set out in Tables 11.22 and 11.23 of the South Dublin County Development Plan 2016-2022.

The tables 11.22 and 11.23 of the South Dublin County Development Plan 2016-2022 state:

Bike Parking	Enterprise and Employment	Warehousing	1per 200sqm
Car Parking	Enterprise and Employment	Warehousing	1per 200sqm

The entire site has the following floor areas

Existing Building A -		9661m ²
Existing Building B -		5214m ²
Existing Building C -		92m ²
Existing Building D -		332m ²
Application Building	Existing	1619m
	Retained	530.5m ²
	Proposed	716m ²
Total		18164.5m²

18164.5m² would require 91 parking spaces. The site currently has 157 parking spaces.

As stated previously this is an existing working site. Current staff numbers are 160 however they are not all on site at the same time. The average numbers of staff on site are 70 people at any given time. Staff numbers will not be increasing due to additional warehouse area.

Bike Parking for new proposed development.

There is no current designated bike parking on site. The proposed development in this planning application provides for a total of 1246m² (retention and extension) which would require 7 bike spaces at current ratios. We are proposing 12 bike spaces using a Sheffield style bike rack.

We would propose the location of these spaces for bike parking as indicated on the site plan adjacent to proposed building entrance doors.

Note that development standards for car & bike parking as outlined above only apply to new development.



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Please confirm receipt of this information at your earliest convenience.

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Director

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