

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

Decision Order Number: 0919	Date of Decision: 18-Jul-2022
Register Reference: SD22A/0150	Registration Date: 24-May-2022

Applicant: Bradawl Limited

Development: Relocation of 3 fuel pumps and the reconfiguration of permitted fuel islands from 1 long fuel island and 1 small fuel island to now provide for 3 small fuel islands, demolition/removal of single storey building along southern boundary and 1 new truck wash to south-western boundary of site; Planning permission is sought to remove 1 existing truck wash along the western boundary, demolition/removal of existing storage building to the western boundary and alterations to internal road layout to include directional arrows.

Location: Lands at Kingswood Truck Wash, Old Naas Road, Kingswood Cross, Dublin 22

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 24-May-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The applicant is requested to provide a Noise Impact Assessment which should address the following:
 - (a) How the development has impacted within the residential area of Brownsbarn Wood, in particular those houses and the public green closest to the development site.
 - (b) How the development can be altered to reduce any such impact identified under (a).
 - (c) If applicable, how the development has been designed - or redesigned as the case may be - to ensure no negative impacts on the adjoining residential area.
2. Air Quality.
The applicant is requested to provide a Air Quality and Odour Assessment which should address the following:

- (a) How the development has impacted within the residential area of Brownsbarn Wood, in particular those houses and the public green closest to the development site.
- (b) How the development can be altered to reduce any such impact identified under (a).
- (c) If applicable, how the development has been designed - or redesigned as the case may be - to ensure no negative impacts on the adjoining residential area.

3. Trees.

The applicant shall undertake a Tree Survey and, using all available information, provide an Arboricultural Impact Assessment to provide:

- (a) a clear record of the trees removed as part of the unauthorised development which has already taken place;
- (b) a clear record of the remaining trees;
- (c) a protection plan for the remaining trees;
- (d) a planting plan to replace the removed trees or otherwise to restore and/or enhance the previous boundary condition.

The proposals shall have regard both to the impact on the adjoining residential area and on ecological considerations (biodiversity, green infrastructure, sustainable drainage, flooding).

4. Boundary Treatment.

The applicant is requested to provide elevation and site section drawings at a scale of no less than 1:200, as follows:

- (a) (i) Elevation Drawings showing the prior boundary condition at the boundary with Brownsbarn Wood.
- (ii) Site Sections drawings through that boundary showing the relationship between the development site and Brownsbarn Wood prior to the unauthorised works.
- (b) (i) Elevation Drawings showing the existing boundary condition at the boundary with Brownsbard Wood.
- (ii) Site Sections drawings through that boundary showing the relationship between the development site and Brownsbarn Wood at present.
- (c) (i) Elevation Drawings showing the proopsed boundary condition at the boundary with Brownsbard Wood, if alterations are proposed.
- (ii) Site Sections drawings through that boundary showing the proposed relationship between the development site and Brownsbarn Wood, if alterations are proposed.

5. Landscape Plan.

There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development.

- (a) The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including integrated/bio retention tree pits.
- (b) In addition, the applicant is requested also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.

6. Green Infrastructure.

The applicant is requested to submit green infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing boundary vegetation. These proposals shall include additional landscape details, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.

7. Sustainable Drainage.

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit plans and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

a) A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.

b) The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.

c) The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

d) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

e) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.

f) The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

g) The applicant is requested to submit a report showing surface water attenuation calculations for proposed development.

8. Roads.

The applicant is requested to provide a revised set of drawings which shows:

(a) Existing yard layout

(b) Proposed islands with dimensions

(c) Proposed parking arrangements (bike/car/truck)

(d) Proposed lining arrangement

(e) AutoTRAK path and analysis for

(i) Fuelling area approach/exit (each of the paths)

(ii) Truck wash approach/exit

9. Operations.

The applicant is requested to provide a written rationale and comment on the additional fuel island and truck wash, with regards to their impact on the capacity, frequency, and intensity of operations on the site. This should detail the expected additional traffic, additional activities that can reasonably be expected to be occurring on-site at any one time, and any related matters.

10. Flood Risk.

The applicant is requested to submit a flood risk report to show what if any flood risk there is for proposed and existing development.

11. Screening for Appropriate Assessment.

The applicant has not provided information regarding screening for appropriate assessment, nor have drainage layout or SUDs details been provided. Irish Water maps show that a nearby surface water pipe leads directly into the Camac River, providing a direct hydrological connection with Dublin Bay. Given the nature of the proposed operations on the site and the potential for pollutants to be diverted into the Camac River, the applicant should provide a screening report for Appropriate Assessment as part of additional information.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0150

Date: 21-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**