

South Dublin County Council,
Land Use, Planning & Transportation Department,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Your Ref.; SD21A/0257

Land Use Planning & Transportation

13 JUN 2022

South Dublin County Council

11th July 2022

Re.; CLARIFICATION OF ADDITIONAL INFORMATION - Construction of extension to existing ware house premises, erection of 2.4m high palisade fencing including entrance gates to front boundary at Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road, Ballyfermot, Dublin 10 – Premium Facades Ltd.

Dear Sir / Madam,

I refer to the above planning application and your letter dated 28th June 2022.

1. The car and bicycle parking spaces in accordance with the South Dublin County Development Plan 2016-2022 are indicated on the enclosed drawing 891-PL-03(Rev B). The parking provision is calculated as follows;

Warehousing – 549sqm @ 1/100sqm = 6 no. car parking spaces.
 549sqm @ 1/200sqm = 3 no. bicycle parking spaces

2. Please find enclosed amended drawings illustrating the stormwater attenuation proposal for the proposed development together with hydraulic design data. A 4m³ underground stormwater attenuation tank is proposed to attenuate the stormwater run-off from the proposed development. The discharge rate is based on the 2l/s/ha based on the greater Dublin COP. We have taken a rate of 1l/s to ensure flow and reduce silting in the system. The existing and proposed foul and surface water drainage layouts are indicated on the drawings.
3. The footprint of the proposed extension has been reduced in order to achieve the 3m separation distance required by Irish Water.

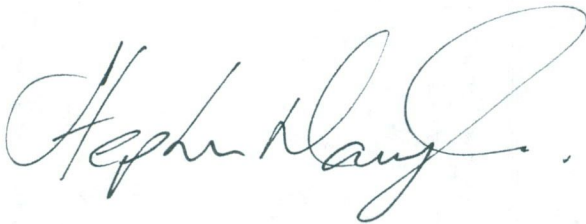
Minimum Separation Distance from proposed building to public water main

Water Main Diameter (mm)				
Dept to Invert (m)	50mm - 100mm	100mm - 200mm	200mm - 600mm	> 600mm
< 3m	3m	3m	5m	Contact Irish Water
> 3m	Contact Irish Water			

The proposed façade facing the public realm will be consistent with those throughout Cherry Orchard Industrial Estate which comprise a variety of vertically and horizontally laid corrugated cladding. The amended proposal will also allow for the retention of the existing brick boundary wall. It is therefore contended that the proposed development will be comfortably assimilated into the surrounding environment.

4. Please also find enclosed report demonstrating compliance with the South Dublin County Development Plan 2022-2028 as requested.

Yours sincerely,



Stephen Maughan, *B.Sc., M.Sc., MCABE*
Chartered Building Engineer