

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

Kavanagh Burke Consulting Engineers

Unit F3, Calmount Park

Ballymount

Dublin 12

Date: 27-Jul-2022

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

Register Reference: SD21A/0162/C13

Development: Construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261).

Condition 13; 13. Roads

- (a) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
- (b) Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
- (c) Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.]
- (d) Bicycle and pedestrian routes within the development must conform to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.
- (e) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
- (f) All external bicycle parking spaces shall be covered.

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

(g) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

(h) The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.

REASON: In the interest of sustainable transport.

Location: Brownsbarn, Citywest Campus, Dublin 24.

Applicant: Exeter Ireland IV B Limited 4 The Concourse, Beacon Court, Sandyford, Dublin 18

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 02-Jun-2022.

This submission has been deemed compliant.

Yours faithfully,

Z. McAuley
for Senior Planner