

**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](mailto:planningdept@sdblincoco.ie)**

**Kavanagh Burke Consulting Engineers**

**Unit F3, Calmount Park**

**Ballymount**

**Dublin 12**

**Date: 02-Aug-2022**

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

**Register Reference:** SD21A/0162/C9

**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 9.** Retention of Ecologist – Implementation of Ecological Protection and Enhancement Measures.

- (a) Prior to the commencement of development, the applicant/developer shall engage the services of a Professional Member of the Chartered Institute of Ecological and Environmental Management, who is an independent, qualified ecologist, as an Ecological Clerk of Works, for the entire period of construction activity.
- (b) The applicant shall inform the Planning Authority in writing of the appointment and name of the consultant, prior to commencement of development.
- (c) The Ecological Clerk of Works shall ensure the implementation of all of the proposed measures in JBA Consulting's Ecological Impact Assessment dated the 28th of January 2022 (Revision Ref A3-C05) are implemented.
- (d) Prior to the commencement of development, the applicant/developer shall submit a schedule of the flora species for the wildflower meadows for the written agreement of

**South Dublin County Council**

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planningdept@sdublincoco.ie](mailto:planningdept@sdublincoco.ie)**

the Planning Authority, following consultation with SDCC's Heritage Officer.

**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 27-Jul-2022.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Z.McAuley  
*for Senior Planner*