

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: 05-Aug-2022

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

Register Reference: SD21A/0162/C5

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 5; Lighting

Prior to the commencement of development, the applicant/developer shall agree in writing an integrated Lighting scheme and Landscape Plan with the Planning Authority, following consultation with SDCC's Heritage Officer, Public Realm Section and Public Lighting team if required. This lighting plan should ensure any impact on bats is mitigated.

REASON: In the interests of protection of bats, public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

Location: Brownsbarn, Citywest Campus, Dublin 24.

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

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 08-Jun-2022.

This submission has been deemed not compliant.

Comments: SDCC's Heritage Officer has reviewed the submission and states that it is premature pending the discharge of Condition 9, which requires the appointment of an Ecological Clerk of Works to oversee biodiversity protection measures. Given the changes that have already occurred to vegetation on this site, a reassessment of the ecological status is required in order to fully address the additional impact that lighting might have e.g, the buffer areas which had been identified as dark corridors may no longer offer sufficient mitigation, so additional impact from any proposed lighting may need to be assessed.

Yours faithfully,

Z.McAuley
for Senior Planner