

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 and Burke Consulting Engineers

Unit F3, Calmount Park

Ballymount

Dublin 12

Date: 12-Aug-2022

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

Register Reference: SD21A/0200/C10

Development: Amendments principally comprising of an overall increase in the commercial floor area by 15,479sq.m from the permitted 13,959sq.m to 29,438sq.m; the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels); the permitted maximum height of the development at 23.7 metres will remain unchanged; the additional 15,479sq.m development proposed will comprise an increase in the warehouse floor area from 12,369sq.m to 13,353sq.m, staff facilities from 548sq.m to 2,582sq.m and ancillary office area from 1,042sq.m to 2,437sq.m; in addition to the provision of a 2 storey mezzanine warehouse area (9,703sq.m), integrated plant room (434sq.m) and plant area on 2 floors (929sq.m); construction of a 2 storey car-parking area (4,057sq.m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces; 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq.m and 3m height); bin storage (42sq.m and 2.9m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

Condition 10; Bats.

- (a) All hedgerows proposed for retention shall be protected during and after construction;
- (b) A bat expert shall be retained prior to and during construction works to oversee bat protection works during construction and to undertake bat monitoring surveys for a period of three years post development.
- (c) Prior to the commencement of development a revised lighting system shall be designed by the bat expert and shall be submitted for the written agreement of the Planning Authority.

REASON: In the interest of bat protection, as any interference with protected species such as bats and disturbances or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds and Natural Habitats) Regulations 2011).

Location: College Lane, Greenogue, Rathcoole, Co. Dublin

Applicant: Jordanstown Properties Limited Unit 5, The Plaza, Greenogue Business Park, Rathcoole, Co. Dublin

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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 16-Jun-2022.

This submission has been deemed not compliant.

Comments:

'Condition no. 10 as highlighted above requires three separate actions to be undertaken to protect bats. The response as submitted is assessed under those three requirements as follows:

- 10 (a) No evidence has been provided to indicate that protection is in place for those hedgerows identified for protection. Bats commute along hedgerows and trees. The protection of these commuting routes is critical to protecting local bat populations and this needs to be indicated.*
- 10 (b) No evidence has been provided to indicate that a bat expert has been retained as required to oversee bat protection works at this site. It is expected that the required monitoring work will include an initial baseline survey for bats, against which the required future monitoring for bats can be evaluated.*
- 10 (c) No evidence has been provided to demonstrate that the lighting plan has been prepared by the bat expert as required, or that any input by a bat expert has been made to the Electrical Site Layout Drawing as submitted. It is unclear therefore if the current lighting plan has been designed with bat protection measures in mind.*

Yours faithfully,

____Z.McAuley____
for **Senior Planner**