

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/C18

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 18; Street Lighting

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

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

Application Type: Compliance with Conditions

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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: SDCC's Public Lighting department have reviewed the compliance submission and state that the lighting installation will not impinge on adjacent public realm or public roadways. They state that the intended installation is compliant with Condition 18.

SDCC's Heritage Officer has reviewed the submitted lighting plan in the context of this condition and moreso Condition 10 (concurrent compliance submission). Condition 10 requires a revised lighting system designed by a bat expert to be submitted for the written agreement of the Planning Authority. SDCC's Heritage Officer does not find the submitted lighting plan acceptable for reasons including that there is no evidence that the lighting plan has been prepared/inputted by a bat expert. Bat protection measures are not clear

Yours faithfully,

Z. McAuley
for Senior Planner