

Sadhbh O'Connor,
Thornton O'Connor Town Planning
1, Kilmacud Road Upper
Dundrum
Dublin 14.

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

Decision Order Number: 1071	Date of Decision: 22-Aug-2022
Register Reference: SD22A/0290	Registration Date: 28-Jun-2022

Applicant: Rockface Development

Development: The development will comprise the provision of a warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 18 metres with a gross floor area of 11,691 sq.m including a warehouse area (10,604 sq.m), ancillary staff facilities (499 sq.m) and ancillary office area (588 sq.m); The development will also include: a vehicular and pedestrian entrance to the site from Kingswood Road to the north-east; a separate HGV entrance from Kingswood Avenue to the south-east; 64 ancillary car parking spaces; bicycle parking; HGV parking and yard; level access goods doors; dock levellers; access gates; hard and soft landscaping; canopy; lighting; boundary treatments; ESB substation; plant; and all associated site development works above and below ground; 2.56 Ha site at Kingswood Road and Kingswood Avenue, Citywest Business Campus, Dublin 24; The lands are generally bounded to the south-east by Kingswood Avenue, to the south-west by an ancillary car park associated with Citywest Business Campus, to the north-west by Kingswood Business Centre and Ardsolus Residential Development and to the north-east by Kingswood Road.

Location: Kingswood Road & Kingswood Avenue, Citywest Business Campus, Dublin 24. The lands are generally, bounded to the south-west by Kingsw, Citywest Business Campus, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-Jun-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. SUDS - The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant proposes to use attenuation tanks (underground surface water attenuation) in order to manage surface water drainage throughout the site, this is not acceptable to the Public Realm Section and is contrary to relevant policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
 - a. A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
 - b. The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.
 - c. The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
 - d. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
 - e. Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.
 - f. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
 - g. The applicant should try where possible to reduce the need for the proposed Stormtech attenuation system. The applicant should note that the planning authority does not look favourably on the inclusion of such measures, with a clear preference for natural SuDS measures. Where additional SuDS can be provided the size of proposed Stormtech attenuation system shall be reduced in equivalent m³ capacity accordingly
2. The following items are required to allow for a full assessment of the development in relation to roads and access:
 - A revised layout of the proposed vehicle access locations, showing the layouts for right turning into the development.
 - A revised layout clearly specifying the sq.m of the HGV parking to be provided
 - From the submission it is not clear if any areas are to be taken in charge by the local authority. A drawing is required clearly showing any areas to be taken in charge by the local authority.
 - A drawing showing AutoTRAK manoeuvres for large vehicles accessing and egressing, including articulated lorries, emergency vehicles, bin lorries.
 - A drawing identifying the location of refuse collection points.

- A revised layout not less than 1:100 scale showing upgraded footpaths and cycle ways on Kingswood Way and Kingswood Road, including pedestrian crossings at car and HGV entrances. Footpaths should be a minimum of 2m in width. This may require alterations to the red line boundary and additional consent from the local authority in relation to works outside the ownership boundary of the applicant.
3. Landscape Proposals - There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including additional information and detail of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details, including levels, sections and elevations and detailed design of SUDs features including integrated/bio retention tree pits. The applicant is requested to provide information and additional details of proposed boundary treatment indicating the positions, design, materials and type of boundary treatments to be erected. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.
 4. Green Infrastructure - The applicant is requested to submit a Green Infrastructure Plan and Green Infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.
 5. Landscape Management and Maintenance Plan – The applicant is requested to submit a Landscape and Soft Works Management and Maintenance Plan for the proposed development for the approval of the Planning Authority.
 6. Bird boxes and bat boxes/tubes - The applicant is requested to provide a scheme for the erection of bird boxes and bat boxes/tubes throughout the development
 7. The applicant is requested to amend the north-east elevation to provide additional warehouse wall screening, to soften the impact of the warehouse at this location.
 8. The applicant is requested to clarify the relationship between landscaping proposals and the existing office development to the north. In addressing this relationship, the applicant shall clarify the exact site boundary up to the office development, clarifying who currently manages the grassed land between the indicated site boundary and the assumed boundary of the office development.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0290

Date: 24-Aug-2022

Yours faithfully,



for **Senior Planner**