

South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.
D24 A3XC

8th September 2022

**RE: M&E Response to the FI Request for the Development Proposed under Reg. Ref.:
SD22A/0099 at Calmount Road & Ballymount Avenue, Ballymount Industrial Estate, Dublin 12.**

Dear Sir/Madam,

This M&E letter has been prepared on behalf of Blackwin Ltd to accompany FI Response for planning application Reg. Ref.: SD22A/0099, in relation to a proposed warehouse / logistics, office and café / restaurant development at Calmount Road & Ballymount Avenue, Ballymount Industrial Estate, Dublin 12.

We act as the Mechanical & Electrical Consultant Design Engineers for the proposed development and confirm the following items with regard to mechanical and electrical site services and site lighting for the additional information request:

• **Site Lighting:**

The site lighting layout has been updated and adapted to suit the revised layouts whereby ensuring the necessary lighting levels are achieved, to meet to the necessary standards and including South Dublin County Council (SDCC) requirements. The site lighting design philosophy is further explained and detailed in the PMEP report (P048-DOC-002 – Site Lighting report) that was submitted in the initial application.

The site lighting layout does not address the Calmount Road and Ballymount Avenue road frontage as existing public lighting is in place, however, should additional or revised lighting infrastructure be required by the Planning Authority this can be agreed as a condition of planning.

• **Electric Vehicle (EV) Charging stations:**

The revised and updated layouts for the development, increases the provision of EV spaces from 10% to 20%, including future proofing the remainder parking spaces for possible future EV charging rollout, in accordance with the new Development Plan requirements.

Attached to this letter is the M&E Utilities layout (P048-PMEP-00-00-DR-ME-01-P6), the Site Lighting and Isolux Layouts (P048-PMEP-00-00-DR-E-01-P4, P048-PMEP-00-00-DR-E-02-P4 & P048-PMEP-00-00-DR-E-03-P4) that indicates the changes and updates to the new layouts based on the Additional Information request.

If you wish us to clarify any of the above, do not hesitate to contact us.

Regards,



Saverio Talotti
Associate Director
01 253 0710