

Stephen Little & Associates
26/27, Upper Pembroke Street
Dublin 2

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

Decision Order Number: 1196	Date of Decision: 22-Sep-2022
Register Reference: SD22A/0317	Registration Date: 29-Jul-2022

Applicant: Hostosix Limited

Development: Use of existing warehouse unit for a cloud kitchen comprising remote commissary kitchen pods and ancillary customer delivery service with associated site works including internal subdivision and fit out new ventilation, new external dry store (c.22.3 sq.m), refuse compound (c.28.4 sq.m) and 1 new illuminated aluminium sign (c.2m x 1m); all associated and ancillary site development works.

Location: Unit 55, Broomhill Drive, Broomhill Industrial Estate, Tallaght, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-Jul-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. The applicant is requested to submit a revised layout not less than 1:100 scale showing covered bicycle parking within the development. Plans and elevations of the covered bicycle parking should also be provided. Please refer to Table 12.23 Minimum Bicycle Parking Rates– SDCC County Development Plan 2022-2028.
2. A traffic survey showing the current and predicted delivery/collection frequencies throughout the day particularly during peak hours.
3. A report on the proposed staff numbers working at the development.
4. The applicant has only provided an elevation of the proposed signage. Details of how the proposed signage shall meet the criteria for signage as outlined in SDCC CDP are required, as well as plans, elevations and sections, clearly stating materials, finishes and the proposed illumination.
5. There are no soil percolation test results, design calculations or dimensions submitted for the

proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

6. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - i) At least 5m from any building, public sewer, road boundary or structure.
 - ii) Generally, not within 3m of the boundary of the adjoining property.
 - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - v) Soakaways must include an overflow connection to the surface water drainage network.

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/0317

Date: 22-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**