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

Decision Order Number: 1250	Date of Decision: 03-Oct-2022
Register Reference: SD22A/0325	Registration Date: 08-Aug-2022

Applicant: Origo Distribution Limited

Development: Extension of an existing warehouse by approximately 1,685sq.m and the addition of 1 loading dock, extension of existing loading yard and upgrade of 11 parking spaces for E.V charging, 2 spaces to accessible parking spaces, and the addition of 35 covered bicycle parking spaces all on a site of approximately 1.6 hectares in the townland of Fortunestown .

Location: 23, Magna Drive, Magna Business Park, Citywest, Dublin 24.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Aug-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. Landscape, Trees & Green Infrastructure:

The applicant is requested to submit:

- a. A detailed landscape, tree and boundary survey of the existing site (to include both plans and elevational drawings).
- b. A detailed proposed landscape plan. The proposed landscape plan should demonstrate how existing green infrastructure will be incorporated into the overall design.
- c. Submit landscaping proposals that includes drawings indicating details of all proposed hard and soft landscaping, including details of all proposed site boundary treatments, detailed planting plans and planting schedules, stating species/varieties, quantities, sizes rootball presentation and spacings. The applicant is advised that all proposed planting should ideally consist of native and pollinator friendly

species. The landscape plan should include a timescale a timescale for its implementation, including a minimum 18-month landscape maintenance and defects liability period.

d. Tree Survey - The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist.

2. Sustainable Urban Drainage Systems

The applicant is requested to submit the following:

- a. A drawing to show how surface water shall be attenuated to greenfield run off rates.
- b. Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
- c. SUDs Management - 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. Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should provide the following:
 - i. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

3. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5
EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

4. Aviation Safety.

Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.

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/0325

Date: 06-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**