

John Spain Associates
39, Fitzwilliam Place
Dublin 2

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

Decision Order Number: 1283	Date of Decision: 10-Oct-2022
Register Reference: SD22A/0099	Date: 12-Sep-2022

Applicant:

Blackwin Limited

Application Type:

Additional Information

Development:

Construction of 5 warehouse / logistics units (Units 1, 2 3, 4 and 6), Including ancillary office use and entrance / reception areas over two levels, with maximum heights of c. 17.09 metres and a combined total gross floor area (GFA) of 20,158sq.m; Each warehouse / logistics unit includes car parking to the front, and service yards, including HGV loading bays, to the rear of each unit; Signage zones are proposed for each unit; A total of 200 car parking spaces and 110 cycle spaces are provided for the 5 warehouses / logistics units; Construction of 3 three storey own-door office buildings (Block SA, SB and SC) with maximum heights of c. 13.45 metres and a combined GFA of 4,194sq.m; Signage zones are proposed at the entrances to the buildings; A total of 77 car parking spaces, 50 cycle parking spaces and a bin storage area are provided for the proposed office buildings; Construction of a cafe/restaurant unit with a maximum height of c. 6.09 metres and a GFA of 213sq.m to be located in the south western section of the site; The proposal includes signage for the unit, associated outdoor seating and a bin store; 14 car parking spaces and 10 cycle spaces are provided for the cafe/restaurant unit; The proposal includes 5 ESB substation buildings; The development is to be accessed off Ballymount Avenue and Calmount Road and includes for alterations and upgrades to the public footpaths and road; The development provides for vehicular and service access points, associated internal access roads, circulation areas and footpaths; The proposal includes landscaping and planting, entrance signage, boundary treatments, lighting, PV panels, green roofs, underground foul and storm water drainage network, including connections to the foul and surface water drainage network on the public roads, attenuation areas and all associated site works and development.

Location:

Site at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12

Dear Sir /Madam,

With reference to your planning application, additional information received on 12-Sep-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Item 2 Clarification.

The Forward Planning team has expressed concerns regarding the proposed road layout stating that it could be premature and that the applicant should further examine the potential to arrange unit 2 so as not to preclude the future realignment of this road.

2. Clarification of Item 3:

The applicant is requested to provide revised proposals on proposed cycle tracks and proposed shared pedestrian/cycle areas including tactile paving crossing points at the south-east corner of the application site with a view to resolving the interface between the proposed development and the NTA's Greenhills to City Centre Core Bus Corridor particularly the upgrade to the junction between Calmount Road and Ballymount Avenue. The applicant is requested to take the following into consideration:

- the Emerging Preferred Bus Connects Route
- There is a proposed 2-way cycle track indicated on Calmount Road, western side of junction - BusConnects provides a tie-in on western side of junction for single cycle provision either side of road.
- Proposed development north-west cycle track does not match BusConnects proposal where a footpath is proposed at boundary to proposed development

The applicant is requested to provide a clear copy of the Network Flow Diagrams in Appendix A of the TIA. in order to check the capacity of the straight and left-turn lane approaching the junction from the south in order to ensure that BusConnects proposals will not be compromised.

3. Item 8 Clarification.

In light of the new CDP, the applicant is requested to clarify the following:

- a. In terms of EDE7 Objective 2, The proposal is acceptable in light of objective 1 and the element relating to data centres is not relevant, however, the applicant is requested to address the remaining criteria. The applicant is also requested to indicate compliance with 12.9.4 Space Extensive Enterprises.
- b. GSF - The applicant sets out in their report that a score of 0.18 is achieved. The minimum score required is 0.5. The applicant is requested to demonstrate that the minimum score is achieved on site.
- c. QDP2 Objective 1 and 12.5.2 Design Considerations and Statements, 'The Plan Approach' Compliance Report – the applicant is requested to provide a standalone statement
- d. 12.5.2 Design Considerations and Statements, Design Statements – the applicant is requested to provide a standalone statement
- e. Table 3.18 Key Principles for Healthy Placemaking and Public Realm at Neighbourhood level – the applicant is requested to provide a standalone statement
- f. 12.8.6 Public Art - the applicant is requested to submit details indicating compliance with this.
- g. 12.9.8 Seveso Sites - the applicant is requested to submit details indicating compliance with this.
- h. 12.10.4 Solar Photovoltaic - the applicant is requested to submit details indicating compliance with this.

4. The applicant should note that Further Information was requested on 31 May 2022. Any response to this Further Information must be received by the Planning Authority within 6 months of this date. The applicant is advised that, under Article 33(3) of the Planning and Development Regulations, the Planning Authority may agree to an additional period, not exceeding 3 months, to respond to the request for Further Information. The applicant should note that any such request should be made prior to the submission of details in accordance with this Clarification of Further Information request.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

12-Oct-2022

Pamela Hughes
for **Senior Planner**