

Planning Department,  
South Dublin County Council,  
County Hall, Town Centre,  
Tallaght, Dublin 24.

11<sup>th</sup> November 2022.

**Re: Planning Application for Block B4, Site B, Aerodrome Business Park,  
Collegeland, Rathcoole, Co. Dublin**

**Applicant: De La Salle Limited**

Dear Sir/Madam,

Please find enclosed planning application documents for Block B4, Site B, Aerodrome Business Park. This single block of 8No. Industrial units was originally part of a planning application for 3 No. blocks with 2 of the 3 blocks completed on site and the planning permission elapsing without the subject block commencing. The Reg Ref of this initial application was (SD07A/0367). Subsequently, a second permission was applied for Reg Ref (SD16A/0338) relating to Block B4 only which also since elapsed and now being relodged as enclosed.

**Extent of Proposal:**

Planning Permission sought for the subject application due to previous applications lapsing for the construction of a Warehousing Block (divided into a maximum of 8No. units) totalling 3,484m<sup>2</sup>, 11.55m high comprising;

- 8No. terraced units.
- 2,764m<sup>2</sup> warehousing total.
- 581m<sup>2</sup> ancillary integrated office accommodation & 139m<sup>2</sup> staff facilities in total.
- Ancillary car parking, services, utilities, landscaping, paving & site development works.

The overall site area relating to the original granted planning Reg Ref (SD07A/0367) was 1.907 hectares. The area within the red line of the subject application is 0.65 hectares identical to that previously granted under Ref Reg (SD16A/0338).

Refer to the newspaper advertisement and site notice for the fully detailed planning description.

**Drainage & Watermain:**

The proposed building is fully accessed from the front (northwest elevation) and is bounded to the back and the sides by the site boundaries. The drainage and watermain serving this block forms part of the overall sites drainage & watermain network which ultimately connects to the pipe networks within the greater Aerodrome Business Park. These site services are all in place on site as per planning (SD07A/0367) with the exception of what detailed in this subject proposal.

While the foul drainage is provided by straight forward individual connections to the foul network from the 8No. units, elements have been added to the surface water drainage network as detailed on the enclosed documents. This result in a second surface water attenuation facility being provided to cater for the uncontaminated roof water runoff. The proposed additional hardstanding will be catered for by routing the associated runoff to the existing surface water attenuation tank. All flow control devices and attenuation volumes have been calculated and are included in the enclosed drainage report.

A fully looped watermain with appropriately located fire hydrants will be provided as also detailed.

**In addition:**

Car parking on site will be ancillary to the use of the proposed building. 40 car parking spaces including 3No. disable car parking spaces are included to cater for the floor area uses as detailed on the enclosed drawings. While the County Development Plan sets out carparking requirements for the different categories of buildings, it is our experience that the "multiple unit" sites require further carparking spaces to cater for the demand which results in better car parking management on site.

The alternative involves having the allocated spaces fully occupied on a daily basis and the additional cars parked randomly in an uncontrolled fashion throughout the development. For this reason we have endeavoured to maximise the carparking numbers while not detracting from HGV marshalling areas, unit access or site or site circulation. 37 No. additional spaces have been provided above the Development Plan guidelines. This equals 1.7 No spaces per unit over the sites 21 No. units. Refer to the site layout drawings enclosed for details.

Within the subject block the office area provided is 17% of the overall floor area, i.e. 581m<sup>2</sup> office area with a total floor area of 3,484m<sup>2</sup>.

Since the original planning application (SD07A/0367) and original development of the site, the Business Park including the subject site has been deemed at risk of flooding. For this reason we include a Flood Risk Assessment Report detailing the flood risk and mitigation measures proposed.

A separated Schedule of Documents is enclosed listing all drawings and documents submitted as part of this planning application.

I trust the above is in order and look forward to your future correspondence.

Yours sincerely,



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**Patrick Kavanagh**  
**BSc.(Eng.) Dip. Cert.(Eng) C.Eng. M.I.E.I.**