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

Decision Order Number: 1546	Date of Decision: 06-Dec-2022
Register Reference: SD22A/0391	Registration Date: 13-Oct-2022

Applicant: Pilsen Auto Ltd

Development: Two storey extension to rear of existing building to accommodate additional vehicle service bays on the ground floor and additional office space and ancillary accommodation on the first floor.

Location: M50 Business Park, Ballymount Industrial Estate, Dublin 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-Oct-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. Given the scale and size of the proposed extension the applicant is requested to consider further variation in the colour of the cladding on the rear (north-west) elevation. The existing rear elevation has dark grey and white cladding, which helped break up the massing of the existing building. A full set of revised drawings should be submitted, including existing and proposed contiguous elevational drawings, for a full assessment of the proposed development, and as required under the Planning and Development Regulations 2001, as amended.
2. (a) The car parking spaces on the existing and proposed site layout plan drawings do not appear to match the car parking figures stated on these drawings. The applicant is requested to submit revised drawings and information clearly identifying the number of existing and proposed car parking spaces and how these are broken down in relation to customer, staff and operational uses.
(b) Only 3 no. bicycle parking spaces are proposed. The applicant is requested to submit a revised layout showing additional bicycle spaces as per Table 12.23 of the South Dublin County Development

Plan 2022-2028. To be accompanied by a rationale explaining the calculations used. The applicant should consider providing some internal bicycle store. External bicycle store should be covered.

3. (a) There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant should provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant is requested to provide the following additional information:
 - i. A fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
 - ii. The landscape plan should include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including swales and integrated/bio-retention tree pits.
 - iii. Reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
 - iv. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development
 - v. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.
 - vi. Submit details demonstrating how the appropriate Green Space Factor will be achieved. See the Green Space Factor Worksheet under Related Documents at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents>
 - (b) The proposed attenuation provided of 21.1 m³ is undersized by approximately 90%. The applicant is requested to submit a revised drawing(s) and report showing additional surface water attenuation provided by means of SUDS systems (Sustainable Drainage Systems). Natural SUDS features should be incorporated such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'. Include what the surface water attenuation capacity each SUDS (Sustainable Drainage System) system has in m³. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SUDS system.
 - (d) 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.
4. The existing watermain within the subject site appears to be Irish Water infrastructure. The proposal would involve removing part of this and extending it, so it is not located under the proposed extension. The applicant is requested to submit a Confirmation Letter of Feasibility from the Irish Water Diversions section for the proposed works, if found to be Irish Water infrastructure.

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/0391

Date: 07-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**