

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

1st December 2022



Re. SDCC Reg. Ref. SD22A/0292 - ADDITIONAL INFORMATION

Proposed works at Healy Chemicals Ireland Ltd., HCL House, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

Planning permission sought for construction of additional floor area of 192.43 sq.m. to existing warehouse and office building of 1658.44 sq.m., alterations to layout of 152.11 sq.m. of existing warehouse and alterations to existing parking layout to accommodate disabled parking. Proposed works include construction of new first floor of 169.75 sq.m. internally in existing warehouse, internal alterations at ground level, two storey extension to southern elevation of existing warehouse to accommodate new entrance lobby and all associated works.

Dear Sir/Madam,

We are in receipt of your letter, dated 24th August 2022. On behalf of our clients, Healy Chemicals Ireland Ltd., we enclose six copies of the following additional information as requested.

SDCC Additional Information Request: Responses are highlighted in red.

1. The information submitted with the application does not provide enough detail with regards to movements of pedestrians around the car park and the provision of bicycle parking, therefore the application is requested to provide the following:

a) A revised layout not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 12.23: Minimum Bicycle Parking Rates- SDCC County Development Plan 2022-2028. **See Diamond Architects revised proposed Site Layout Plan and proposed Ground Floor Plan, Dwg. No. 21-300-10C. We enclose six copies of the revised proposed floor plans. See the enclosed Diamond Architects drawing issue sheet.**

i. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users. **Footpaths are noted as 1.8m wide and will be dished as required to accommodate part M access.**

ii. All external bicycle parking spaces shall be covered. 8 bicycle spaces are required. One short term and 7 long term. They will be housed in a 4.8m x 3.5m covered bicycle shed to comply with Table 12.23: Minimum Bicycle Parking Rates- SDCC County Development Plan 2022-2028.

iii. Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.

b) Provide 5% of vehicular parking spaces for mobility impaired users, and 20% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport. A total of 4 x Electric Vehicles charging points are required. One of these is for the designated parking space. One disabled parking space is provided as required.

2. The information submitted with the application does not offer enough detail to make a full assessment with regards to drainage, therefore the applicant is requested to submit the following:

a) A report showing surface water attenuation calculations for proposed development. Show what surface water attenuation is required in m3 and show also what surface water attenuation is provided in m3. Surface water attenuation shall be provided by means of SuDS (Sustainable Drainage Systems). See Doherty Finegan Kelly Engineers cover letter and report enclosed.

3. b) A drawing showing what SuDS are proposed for the development. Examples of SuDS can be found in SuDS Guide on South Dublin County Council Website at sdcc-suds-explanatory-design-and-evaluation-guide.pdf. See Doherty Finegan Kelly Engineers cover letter and report enclosed.

4. The Planning Authority notes from the Proposed New First Floor Plan, drawing No. 21-300P11B that signage is to form part of the proposed development. However, the proposed elevations do not show details of any signage, nor does the development description mention signage on the statutory notices. The Planning Authority requests the applicant to provide details of any signage proposed and if necessary, submit revised notices.

See the enclosed drawings. All mention of signage has been removed from the drawings. In the interests of expedience, any signage will be the subject of an entirely different planning application.

We look forward to your decision in due course. Please do not hesitate to contact the undersigned, on 086 8115224, if you have any queries at all.

Many Thanks,
Yours sincerely,



Eavan Diamond B.Arch. MRIAI

C.C Gareth Healy
Mark Reid

Healy Chemicals Ireland Ltd,
Workspace Interiors

