

Register Reference: SD22A/0428

Date: 21-Nov-2022

Development: Permission for a development previously granted (and now lapsed) under Reg. SD07A/0367 & SD16A/0338; Warehousing Block B4 (11.55m high) divided into 8 units totalling 3, 484sq.m including 720sq.m ancillary offices / staff facilities on two floors and 2, 764sq.m warehousing area; Completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works.

Location: Block B4, Site B, Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin

Applicant: De La Salle Limited
App. Type: Permission
Planning Officer: AOIFE O'CONNOR MASSINGHAM
Date Recd: 11-Nov-2022
Decision Due Date: 16-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Permission for a development previously granted (and now lapsed) under Reg. SD07A/0367 & SD16A/0338.

- Warehousing Block B4 divided into 8 units totalling 3, 484sq.m including 720sq.m ancillary offices / staff facilities on two floors and 2, 764sq.m warehousing area;
- Completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping, drainage works including additional surface water attenuation system plus all site development works.

Signed: *John McGee*

John McGee

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Access:

The existing access/egress arrangement is to be maintained.

The applicant should show clearly demarcated 2-metre-wide pedestrian walkways between parking spaces and the main entrance.

Car & Bicycle Parking:

TABLE OF AREAS & CAR & BICYCLE PARKING					
SITE B	LIGHT INDUSTRY		OFFICE	STAFF FACILITIES	TOTAL
UNIT B16-B23 GROUND FLOOR	-	2,764m ² 29,752 Sq.ft	290m ² 3,121 Sq.ft.	70m ² 753 Sq.ft.	3,124m ² 33,627 Sq.ft.
UNIT B16-B23 FIRST FLOOR	-	-	291m ² 3,132 Sq.ft.	69m ² 743 Sq.ft.	360m ² 3,875 Sq.ft.
TOTAL		2,764m ² 29,752 Sq.ft	581m ² 6,254 Sq.ft.	139m ² 1,496 Sq.ft.	3,484m ² 37,502 Sq.ft.

CARPARKING	-	1 per 100m ²	1 per 50m ²	-	-
REQUIRED	-	28 SPACES	12 SPACES	-	40 SPACES REQUIRED

3no. DISABLED CAR PARK SPACES TO BE PROVIDED 77 SPACES
PROVIDED

	WAREHOUSE	OFFICE		
BICYCLE PARKING	1 per 200m ² LONG TERM	1 per 200m ² LONG TERM	1 per 200m ² SHORT TERM	
REQUIRED	14 SPACES	3 SPACES	3 SPACES	20 SPACES REQUIRED

21 SPACES
PROVIDED

The proposed car parking spaces have been calculated in line with Table 12.25 (Maximum Parking Rates) of the SDCC Development Plan 2022-2028. These however are **maximum** rates and should not be exceeded. Therefore, the applicant should submit a revised parking layout with a maximum of 40 no. car parking spaces.

Signed: John McGee

John McGee

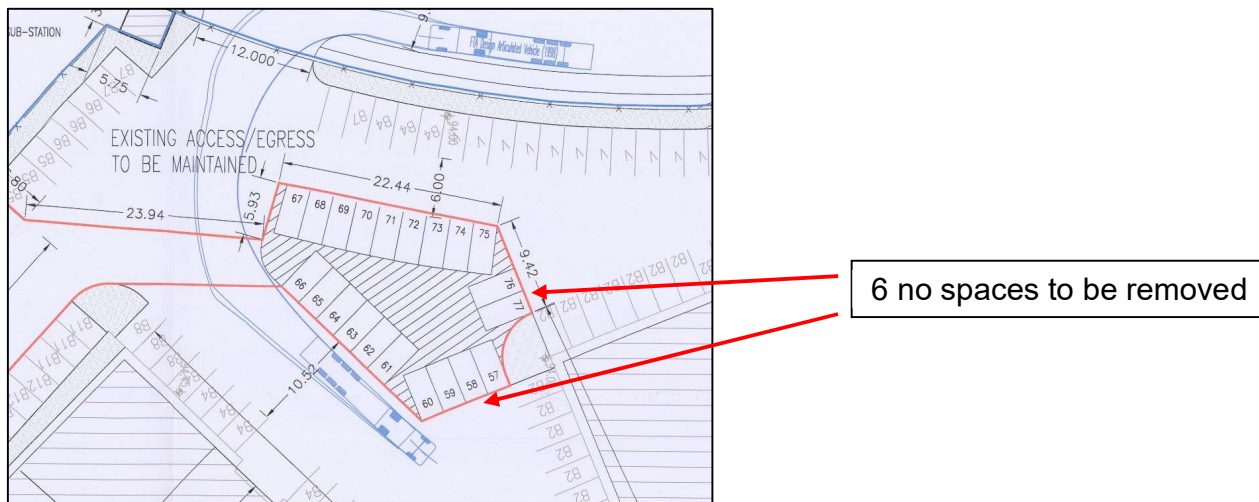
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In their revised parking layout, the applicant should remove parking spaces numbered 57-60 and 76-77, as car entering/exiting these spaces could cause a traffic hazard to cars in the existing Block B2 parking spaces.



The applicant should provide EV charging spaces at a rate of 20% of the total parking provision (ref: 12.7.5 SDCC Development Plan 2022-2028)

The proposed 21 no bicycle parking spaces is considered satisfactory by Roads.

The proposed bicycle parking spaces are sheltered.

Roads recommend that additional information be requested from the applicant:

1. The applicant shall submit a revised layout showing clearly demarcated 2-metre-wide pedestrian walkways between parking spaces and the main entrance.
2. The applicant shall submit a revised parking layout with a maximum of 40 no. car parking spaces provided. The revised layout should not include the parking spaces numbered 57, 58, 59, 60, 76 and 77, as shown on the previously submitted layout drawing, as they constitute a traffic hazard.

Should the permission be granted, the following conditions are suggested:

1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5

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2. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.
5. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department.

Signed: John McGee

John McGee

09/12/22

Endorsed: _____

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