

Comhairle Chontae Atha Cliath Theas

PR/0029/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0428 **Application Date:** 11-Nov-2022
Submission Type: New Application **Registration Date:** 11-Nov-2022

Correspondence Name and Address: Kavanagh Burke Consulting Engineers Unit F3,
Calmount Park, Ballymount, Dublin 12

Proposed 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 Name: De La Salle Limited

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.65 hectares.

Site Description:

The application site comprises an overgrown, undeveloped portion of Aerodrome Business Park. The site forms part of a larger industrial complex, comprising warehouse units and internal roadways with car parking. The wider area is characterised by industrial units and open agricultural lands.

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Proposal:

Permission is sought for the following:

- **Construction of** 11.55m high, 3,484 sq.m **warehouse block** comprising 8 no. units with ancillary offices and staff facilities.
 - Total 2,764 sq.m warehousing area and 720 sq.m office/facilities
- Completion of ancillary car parking
- All associated site works, landscaping, drainage, and surface water attenuation systems.

Zoning:

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses'*

Consultations:

Roads:	Additional information recommended
Public Realm:	Additional information recommended
Water Services:	Additional information recommended
Irish Water:	Additional information recommended Department of
Defence:	No response received
Environmental Health Officer (EHO):	No objection, conditions recommended

SEA Sensitivity Screening

Indicates overlap with SFRA B 2016.

Submissions/Observations /Representations

Submission expiry date – 15 December 2022

No submissions or observations were received.

Relevant Planning History

SD16A/0338/EP: Extension of duration application for SD16A/0338. **Extension refused for the following reason:**

The criteria set down in s42(1)(a)(i) or s42(1A)(b)(v) are not met in this instance, and the Planning Authority therefore cannot grant permission for an extension of duration of permission. In each case the Planning and Development Act 2000 (as amended) sets out as necessary criteria that works have commenced and substantial works must have taken place.

SD16A/0338: Works to an incomplete part of a previously approved development (previously granted planning permission under South Dublin County Council register reference SD07A/0367, now elapsed). The subject application now comprises warehousing Block B4 (11.55m high)

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divided into 8 units totalling 3,484sq.m including 720sq.m ancillary offices/staff facilities on 2 floors and 2,764sq.m warehousing area. The development will also include the completion of ancillary car parking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast and southeast of subject block), drainage works including additional surface water attenuation system plus all site development works. **Permission granted.**

SD08A/0829: Retention permission for alterations carried out to warehousing units. This retention permission includes alterations from the original granted planning permission (Reg. Ref. SD07A/0367) as follows: combining warehousing units B4 & B5 into one unit of warehousing 678sq.m., office/staff facilities 195sq.m.(Previously 214sq.m. for both B4 & B5) plus associated elevational revisions and carparking adjustments. The building height and neighbouring units remain unchanged due to this application. **Permission for retention granted.**

SD08A/0804: Retention permission for alterations carried out to warehousing unit. This retention permission includes alterations from the original granted planning permission (Reg. Ref. SD07A/0327) office/staff facilities on a 2 floors 173sq.m. (previously 83sq.m.) plus the inclusion of a mezzanine warehousing area of 240sq.m., totally 808sq.m. overall (previously 478sq.m. overall) the inclusion of a canopy 3.65m high and 4.0m projection and external access / escape stairs to revisions due to additional floor area. The building height and neighbouring units remain unchanged due to this application. **Permission for retention granted.**

SD07A/0367: Construction of 3 no. warehousing blocks as follows: (1) Block B2 (12.850 m high, divided into a maximum of 2 units) totalling 1,990sq.m. including 309sq.m. of ancillary office plus 37sq.m. of staff facilities on 2 floors, (2) Block B3 (11.550m high, divided into a maximum of 12 units) totalling 4,750sq.m. including 916sq.m. of ancillary office plus 148sq.m. of staff facilities on 2 floors, (3) Block B4 (11.550 m high, divided into a maximum of 8 units) totalling 3,560sq.m. including 616sq.m. of ancillary office plus 120sq.m. of staff facilities on 2 floors together with services, utilities, fencing, landscaping, planting, paving, parking and site development works. **Permission granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage, and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 5 Quality Design and Health Placemaking

QDP2 Objective 1: To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

QDP2 Objective 2: To ensure that 'The Plan Approach' to development is taken into consideration by the applicant and demonstrated during any pre-application consultations (under section 247 of the Planning & Development Act, 2000, as amended).

Section 9.1 Employment in South Dublin County

EDE4 Objective 5: To ensure that proposals to diversify or densify underutilised industrial lands support the overarching goals of placemaking, consolidating growth centres along public transport corridors in a planned and / or sequential basis, and ensuring realisable linkages with nearby services and amenities

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Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Visual Amenity
- Roads
- Green Infrastructure
- Drainage
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses.'* The following are relevant permitted in principle uses per this zoning objective:

- Industry- General
- Industry-Light
- Industry-Special
- Office-Based Industry
- Office less than 100 sq.m
- Warehousing

Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.m are open for consideration under the 'EE' zoning objective.

Visual Amenity

The design of the building remains unchanged from the previously permitted application, SD16A/0338. The building would provide 8 no. warehouse units, with a maximum height of 11.4m. The warehouse block would be clad in hamlet and metallic silver, or similar, materials, with glazing on the northeast, northwest and southwest elevations. The scheme is comparable to other warehousing units within the business park and is considered acceptable.

QDP2 Objective 1 and QDP2 Objective 2 are noted in relation to this development however, given the sites location and the prior consent for similar development at the site, it is not considered of benefit to require additional information in relation to the design of the warehousing. The scheme is clearly consistent with the existing pattern of development, will assist in providing for a thriving economy and will be accessible to relevant users.

Roads

The applicant is proposing 77 no. car parking spaces for the development. This is significantly above the maximum allowable rates per Table 12.25 of the Development Plan. Per Table 12.23, the maximum number of car parking spaces that would be allowable would be 40 no. spaces. The applicant must reduce the scheme down to this rate. This should be addressed as **additional information**.

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The Roads department have reviewed the application and have recommended **additional information** is sought. Their particular concerns relate to the provision of appropriate pedestrian facilities within the site, and the reduction of the number of car parking spaces provided to be compliant with the Development Plan.

The exact **additional information** recommended is as follows:

- 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.*

It is considered important to request the recommended **additional information** to ensure safety and compliance with the Development Plan. Car parking above the maximum standard provided for in the Development Plan is completely unacceptable and will not be facilitated for this development.

The applicant should note that **conditions** will be attached in the event of a grant of permission requiring 20% of car parking spaces to be provided as EV charging spaces.

Green Infrastructure

The site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per Figure 4.4 of the Development Plan.

The warehouse is proposed on an area that is currently vegetated, as an undeveloped part of a wider industrial business park. The development would result in the loss of vegetation and would increase the level of hardstanding at the site.

The Public Realm section have reviewed the application and have recommended **additional information** is sought in relation to a more detailed landscape plan, SuDS, surveys of trees and hedgerows and details in relation to green infrastructure and the green space factor. The specific **additional information** recommended is as follows:

- 1. Landscape Design Proposals*
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 shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and

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requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.*
- ii. The applicant is requested to submit 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.*
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.*
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- v. Demonstrate how natural SUDs features can be incorporated into the design of the proposed Development*
- vi. 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.*

2. Tree and Hedgerow Survey

The applicant is requested to submit the following additional information to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2012:

- Tree & Hedgerow Survey*
- Tree & Hedgerow retention protection plan;*
- Tree & Hedgerow constraints plan;*
- Arboricultural implication assessment;*

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3. Sustainable Drainage Systems

- A. *The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.*
- B. *In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.*
- C. *SUDs Management - 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.*
- D. *Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.*
- E. *The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what 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.*

4. Green Infrastructure and Green Space Factor (GSF)

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

- a) *To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.*
- b) *To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents - SDCC*

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It is noted that the current application replicates previously permitted development, granted under a different Development Plan. The scheme must however comply with the most recent Development Plan standards, and it is therefore considered necessary to request the recommended **additional information**.

Drainage

Surface Water

Water Services have reviewed the application and have stated it is unclear from the submission what SuDS measures are proposed. Their report recommends the following **additional information** is sought to clarify this point:

1. *It is unclear what if any SuDS (Sustainable Drainage Systems) are proposed for the development. Submit a revised drawing in plan and cross sectional view showing SuDS in proposed development. Show what the surface water attenuation capacity is in m³ for each SuDS system. Where additional surface water attenuation is provided by SuDS then the size of proposed Arched Type attenuation system can be reduced by an equivalent amount in m³.*

Examples of SuDS include:

- *Swales*
- *Above ground green area detention basins*
- *Green roofs*
- *Permeable Paving*
- *Grasscrete*
- *Other such SuDS.*

Examples of SuDS can also be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf](https://www.sdcc.ie/suds-evaluation-guide.pdf) (sdcc.ie)

It is considered appropriate to request the recommended **additional information** to ensure that adequate provision has been made at the site for sustainable surface water drainage.

The submitted site-specific FRA though not up to date is considered adequate having regard to the detailed assessment therein and that the proposals are for an extension/addition to existing commercial use as provided for under section 5.28 of the Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009). In addition, it is noted that drainage have raised no concerns in this regard.

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Foul Drainage

Irish Water have reviewed the application. In relation to foul water supply, Irish Water have stated no objection, recommending a standard **condition** in relation to entering a wastewater connection agreement prior to the commencement of development.

Water

In relation to Water, Irish Water have recommended the following **additional information** is sought:

- 1.1 Submit a drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site.*
- 1.2 Submit a confirmation letter of feasibility Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.*

It is considered appropriate to request the recommended **additional information** to ensure adequate water facilities are provided for the site, and to protect public health and Irish Water infrastructure.

Environmental Health

The Environmental Health Officer (EHO) has reviewed the application and has stated no objection to the development, recommending the following **conditions**:

- 1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.*
- 2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.*
- 3. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.*

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4. *Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).*
5. *Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.*
6. *Generators and high duty compressors shall be provided with localised barriers or acoustic enclosures as appropriate.*
7. *Noisy plant shall be sited away from sensitive properties as far as practicable.*
8. *All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:*
 - *In the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided*
 - *Otherwise, mechanical ventilation capable of achieving the following air changes per hour:*
 - *stores 3 air changes per hour*
 - *entrance halls/corridors 3-5 air changes per hr*
 - *staff areas 4-8 air changes per hour*
 - *WC's 3 air changes per hour*
 - *WC lobbies 2 air changes per hour*
 - *Offices 4-6 air changes per hr*
9. *Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.*
10. *Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.*
11. *A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.*

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12. *The applicant shall put in place a pest control contract for the site for the duration of the construction works.*

These **conditions** are considered appropriate to ensure the suitable management of construction and operation of the development, to prevent nuisance and ensure public health and safety.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established business industrial park and comprises the construction of a block of 8 no. warehouse units, previously permitted.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

The applicant has provided an AA Screening Report, prepared by JBA Consulting, which concludes, based upon best scientific judgement, that there will be no significant impacts on the following Natura 2000 sites, assessed as being within the catchment of the site:

- North Dublin Bay SAC (Site Code 000206)
- South Dublin Bay SAC (Site Code 000210)

Environmental Impact Assessment

Having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design of the development proposed and the responses of relevant consultees, it is considered necessary to request the following **additional information**:

- Layout showing clearly demarcated 2-metre wide pedestrian walkways between parking spaces and the main entrance.
- Revised parking layout with a maximum of 40 no. car parking spaces provided
- Detailed landscape design for the proposed development.
- Tree and Hedgerow Survey
- Sustainable Drainage Systems
- Green Infrastructure and Green Space Factor (GSF)
- Drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Pedestrian Walkways

The applicant is requested to submit a revised layout showing clearly demarcated 2-metre wide pedestrian walkways between parking spaces and the main entrance.

2. Car Parking

The level of car parking proposed by the applicant is unacceptable and contrary to the MAXIMUM standards permissible per Table 12.25 of the Development Plan. The applicant is requested to 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.

3. Landscape Design Proposals

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 shall 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 shall provide the following additional information:

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the

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objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.

- ii. The applicant is requested to submit 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.
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including swales and integrated/bio-retention tree pits.
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
- vi. 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.

4. Tree and Hedgerow Survey

The applicant is requested to submit the following additional information to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2012:

- Tree & Hedgerow Survey
- Tree & Hedgerow retention protection plan;
- Tree & Hedgerow constraints plan;
- Arboricultural implication assessment;

5. Sustainable Urban Drainage Systems (SuDS)

It is unclear what, if any, SuDS (Sustainable Drainage Systems) are proposed for the development and part of the subject site is located in Flood Zone B. The applicant is therefore requested to:

- A. Submit a revised drawing in plan and cross sectional view showing SuDS in proposed development. Show what the surface water attenuation capacity is in m³ for each SuDS system. Where additional surface water attenuation is provided by SuDS then the size of proposed Arched Type attenuation system can be reduced by an equivalent amount in m³.

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Examples of SuDS include:

- Swales
- Above ground green area detention basins
- Green roofs
- Permeable Paving
- Grasscrete
- Other such SuDS.

Examples of SuDS can also be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf \(sdcc.ie\)](#)

- B. Demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.
 - C. Submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.
 - D. SUDs Management - 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.
 - E. Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
 - F. Submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what 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.
6. Green Infrastructure and Green Space Factor (GSF)
- The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:
- a) To demonstrate how they intend to reduce fragmentation of existing green

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infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents - SDCC

7. Irish Water

Submit a drawing showing the distance between proposed development and the outside diameter of existing 400mm diameter watermain south east of site.

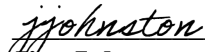
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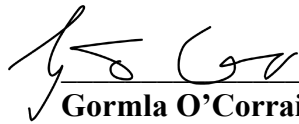
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REG. REF. SD22A/0428

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



Jim Johnston,
Senior Executive Planner



Gormla O'Corrain,
Senior Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 12 Jan 2023



Mick Mulhern, Director of Land Use,
Planning & Transportation