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

Decision Order Number: 0029	Date of Decision: 12-Jan-2023
Register Reference: SD22A/0428	Registration Date: 11-Nov-2022

Applicant: De La Salle Limited

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-Nov-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. 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 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.

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)

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 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.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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/0428

Date: 12-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**