

**Kavanagh and Burke Consulting Engineers**  
Unit F3, Calmount Park  
Ballymount  
Dublin 12

**Date:** 20-Jan-2023

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

**Register Reference:** SD21A/0200/C6-2

**Development:** Amendments principally comprising of an overall increase in the commercial floor area by 15, 479sq.m from the permitted 13, 959sq.m to 29, 438sq.m; the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels); the permitted maximum height of the development at 23.7 metres will remain unchanged; the additional 15, 479sq.m development proposed will comprise an increase in the warehouse floor area from 12, 369sq.m to 13, 353sq.m, staff facilities from 548sq.m to 2, 582sq.m and ancillary office area from 1, 042sq.m to 2, 437sq.m; in addition to the provision of a 2 storey mezzanine warehouse area (9, 703sq.m), integrated plant room (434sq.m) and plant area on 2 floors (929sq.m); construction of a 2 storey car-parking area (4, 057sq.m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces; 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq.m and 3m height); bin storage (42sq.m and 2.9m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

**Condition 6;** SuDS

Prior to commencement of development a fully detailed SUDS (Sustainable Drainage systems) Plan shall be submitted for the written agreement of the Planning Authority and shall comprise:

- (i) Features such as green areas, grasscrete, permeable paving, swale/swales, infiltration tree pits, all of which shall be consistent with SUDS notated in the landscape proposals submitted in response to the Additional Information request.
- (ii) Detail how the swales work as part of an overall treatment train.
- (iii) Confirmation of a filter strip.
- (iv) Details showing how drainage from the hard surface areas shall be directed to the swales.

(v) The attenuation capacity of each/all of the SUDS features to be included in attenuation calculations.

**REASON:** To ensure satisfactory implementation of sustainable drainage measures within the site in accordance with the relevant policies and objectives contained within the CDP 2016-2022 and in the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

**Location:** College Lane, Greenogue, Rathcoole, Co. Dublin

**Applicant:** Jordanstown Properties Limited Unit 5, The Plaza, Greenogue Business Park, Rathcoole, Co. Dublin

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 18-Jan-2023.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

  
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*for Senior Planner*