

MARSTON

PLANNING CONSULTANCY

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24

Our Ref: 21015

10th January 2023

Re : Planning and Development Act 2000-2021 and the statutory regulations (as amended). Application by Xilinx Ireland for retention of permission for development at this site at Bianconi Avenue, City West Business Campus, Saggart, Co. Dublin. The development consists of the retention of the generator compound (391sqm) consisting of three generators along with three transformers and ancillary 3 no. diesel tanks and perimeter treatment on a permanent basis on the southern perimeter of the site with Orchard Avenue. The development also consists of the retention of 3 no. signs (10.94sqm) as follows: Retention of 1 no. sign (0.57sqm) on plinth at the corner of Bianconi Avenue and the N82; Retention of 1 no. sign (4.58sqm) on eastern elevation facing the N82; and Retention of 1 no. sign (5.79sqm) on northern elevation facing Bianconi Avenue. The development will include retention of all revisions to the permitted landscaping and site development works required.

Reg. Ref. SD22A/0109

Date of additional information request: 13th June 2022

Date of three month extension to: 21st March 2023

ADDITIONAL INFORMATION

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by Xilinx Ireland to submit this formal response to the request for Additional Information that was dated the 13th June 2022 in relation to the planning application for the development as described above.

This response and accompanying reports and drawings, have comprehensively addressed all the elements of the Additional Information (AI) request in a reasonable manner fully justifying the development. Our response is submitted fully within the three month extension issued by South Dublin County Council on the 13th December 2022 to the six month response time for dealing with such issues. This extended the period for responding to the Additional Information up to the 21st March 2023.

The response is undertaken following consultation and agreement with Irish Water. A letter from Irish Water confirming this accompanies this response. The response is accompanied by the following:

- 6 no. copies of letter from Irish Water dated the 23 December 2022;
- 6 no. copies of Diversion application form submitted by Gordon White Consulting Engineers Ltd.; and
- 6 no copies of Drawings submitted by Gordon White Consulting Engineers Ltd. to Irish Water indicating proposed diversion of the 200mm water main.

This response has comprehensively addressed the concerns of the Planning Authority in terms of all elements but particularly in relation to the receiving of an agreement from Irish Water for the diversion of the 200mm water main that currently runs along the footpath to the south of the generator compound. The diverted watermain will now run c. 3m outside of the generator compound and has been accepted by Irish Water as being an adequate distance from the existing 200mm watermain.

Conclusion

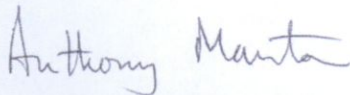
We respectfully submit that no element of the proposed signage to be retained was subject of the AI request. We respectfully submit that it is reasonable to conclude therefore that the new signage is wholly in accordance with section 11.2.8 of the County Development Plan and having regard to Table 11.19 of the Plan.

In addition we can confirm that the applicant has sought and obtained the written agreement of Irish Water to the proposed development as now proposed that will facilitate the diversion of the 200mm water main along the footpath to the south of the generator compound as outlined in Drawing no. G1358-12 Rev D as submitted by Gordon White Consulting Engineers Ltd..

In conclusion, for all of the foregoing arguments, reason and considerations, we respectfully request South Dublin County Council to accept the contents of this Additional Information response, and to assess the retention application on its own individual merits and to grant planning permission for this development on the basis that by its nature and extent, the proposal would accord with the proper planning and sustainable development of this area including the preservation and improvement of amenities thereof.

We trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,



Anthony Marston (MIPI, MRTPI)
Marston Planning Consultancy