

J Taylor Architect Ltd  
39, North Avenue  
Mount Merrion  
Co. Dublin

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

<b>Decision Order Number:</b> 0107	<b>Date of Decision:</b> 30-Jan-2023
<b>Register Reference:</b> SD22A/0447	<b>Registration Date:</b> 29-Nov-2022

**Applicant:** P & S Machinery  
**Development:** Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.  
**Location:** Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12  
**Application Type:** Retention

Dear Sir /Madam,

With reference to your planning application, received on 29-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. There is a 750mm surface water sewer north of site. Submit a drawing showing the setback distance from existing 750mm surface water sewer to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 6m from the building to the outside diameter of existing 750mm surface water sewer.
  - (i) The applicant is requested to submit a drawing showing the setback distance from the edge of canal to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 10m from the building to the edge of canal.
  - (ii) The applicant is requested to submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.  
Examples of SuDS can be found in SDCC SuDS Guide.
2. The applicant is requested to submit a drawing showing the setback distance from development to an existing 15 watermain north of site 1.2 Submit a Confirmation Letter of Feasibility of development from Irish Water to SDCC.

**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/0447

**Date:** 31-Jan-2023

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**