

Register Reference: SD22A/0460

Date: 12-Jan-2023

Development: The change of use from warehouse to data repository facility, alterations to external facades, provision of a new 1100mm parapet, re-clad roof, internal alterations, refurbishment of the existing office space, solar panels at roof level, external plant at ground and roof levels and equipment to include 12 condenser modules, an emergency back-up generator and associated fuel storage tank, transformer, extension to the existing sub-station (c. 13sq.m), 2 sprinkler tanks and pumphouse, bin store, 22 parking spaces including 2 electrical vehicle charging points, bicycle parking shelter, landscaping, planting, new security fence, external lighting, CCTV, altered vehicular gates, permeable hard surfaces, alterations to internal foul sewerage and water supply networks, provision of SuDS compliant surface water drainage system and all associated site works.

Location: Unit 1, M50 Business Park, Ballymount Avenue, Dublin 12

Applicant: Creighton Properties LLC

App. Type: Permission

Planning Officer: EVAN WALSH

Date Recd: 16-Dec-2022

Decision Due Date: 20-Feb-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

The change of use from warehouse to data repository facility.

Access & Road Layout:

Access to the site will be via the 2 no. existing access points located to the east of the site, off the estate road.

There is a single existing pedestrian entrance which is located on the eastern side of the Primary HGV entrance.

Signed: *John McGee*

14/02/23

Endorsed:

DATE

Roads Department – Planning Report

The applicant has not indicated the widths of the pedestrian footpaths and crossings on site. All pedestrian footpaths/crossings should have a minimum width of 2m. Dropped kerbs and tactile paving should be clearly indicated on submitted drawings.

The applicant has submitted swept path analysis showing the possible movements of Fire Tenders, HGVs, refuse vehicles around the site. Under the current proposal, there is no turning area provided for emergency vehicles on the access road to the north of the building. The applicant should provide a revised site plan showing a turning area for emergency vehicles as per section 5.2.4 of the Building Regs. – Part B.

Car Parking:

24 no. existing car parking spaces inc. 2 no. mobility impaired

A total of 22 no. car parking spaces are proposed, including;

- 2 no. mobility impaired spaces
- 2 no. EV charging spaces
- 2 no. spaces “ducted for future EV charging”

SDCC Roads Department is satisfied that this is an acceptable overall parking rate for a building of this nature.

Section 12.7.5 of the SDCC Development Plan 2022-2028 sets a minimum rate of 20% of the total car parking spaces to be EV charging spaces. As a result, **4 No. EV charging spaces are required.**

Bicycle Parking:

A total of 12 no. sheltered bicycle parking spaces are proposed. SDCC Roads Department is satisfied that this is an acceptable bicycle parking rate.

Construction Traffic Management Plan:

The applicant has submitted an Outline Construction Environmental Management Plan.

This plan should be used as the basis for a more detailed final Construction Traffic Management Plan to be prepared by the appointed works contractor.

Signed: John McGee

14/02/23

Endorsed: _____

DATE

Construction and Demolition Waste Management Plan:

The applicant has not submitted a C&DWMP.

Mobility Management Plan:

The applicant has not submitted a Mobility Management Plan.

Roads recommend that additional information be requested from the applicant:

1. The applicant shall submit a revised layout of not less than 1:200 scale, showing all pedestrian footpaths, walkways and crossings throughout the site with a minimum width of 2m. Dropped kerbs and tactile paving should also be clearly indicated on submitted drawings.
2. The applicant shall submit a revised layout of not less than 1:200 scale, showing a turning area for emergency vehicles on the access road to the north of the building.

Should the permission be granted, the following conditions are suggested:

1. The applicant shall provide 4 No. EV charging spaces with the remaining spaces to be ducted for future charging points. (*Section 12.7.5 of the SDCC Development Plan 2022-2028*)
2. Prior to commencement of development, the applicant shall submit a final detailed Construction Traffic Management Plan to be prepared by the appointed works contractor for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.

Signed: John McGee

14/02/23

Endorsed: _____

DATE _____