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LAND USE, PLANNING  
& TRANSPORTATION DEPT.

16 FEB 2023

15 February 2023

Planning Department.  
South Dublin County Council  
County Hall,  
Tallaght,  
Dublin 24

**Re: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12**  
**Reg. Ref. SD22A/0447**  
**Additional Information**

Dear Sirs,

I refer to your request for Additional Information in connection with the above Planning Application dated 30<sup>th</sup> January 2023 we hereby submit the following documentation as requested:

- a) Six copies of Drawing No ZG11-P02 Rev 1 – Proposed Site layout Plan.
- b) Six copies of Drawing 22/2061/01/Rev Rev 1 – Drainage Scheme – Surface Water.
- c) Six Copies of letter from Irish Water confirming feasibility of development with Reference No attached

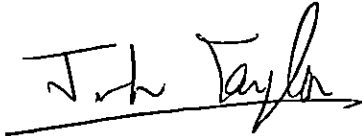
Regarding the specific queries in your letter of 30<sup>th</sup> January 2023 we wish to respond to each point as follows:

- 1.0 We could find no evidence of a 750 surface water drain on the canal side of the boundary wall. There is a manhole on the surface water drain within the Industrial Estate (indicated on the revised site location map) at a point just before the drain passes under the boundary wall between the canal and the site. Based on an extrapolation of the likely direction of that drain the likely distance from the building to the edge of the drain drain is a minimum of 4.2m.
- 1(i) Drawing No ZG11-P02 Rev A shows the shortest setback distance between the extension to be retained and the edge of the canal. This distance is 12.0 metres.
- 1(ii) The SuDS proposal for the development is shown on the attached Engineers drawing No 22/2061/01/Rev 1
- 2.1 Drawing No ZG11-P02 Rev A shows the setback distance between the extension to be retained and the 15" watermain north of the site. This distance is 10.7m
- 2.2 We have attached a copy of the letter of feasibility of development from Irish Water as noted above

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We trust you will find this additional information in order and we look forward to hearing from you in due course.

Yours faithfully,

A handwritten signature in cursive script that reads "John Taylor". The signature is written in black ink and is positioned above a horizontal line.

JOHN TAYLOR

Encl