

# EMD Architects

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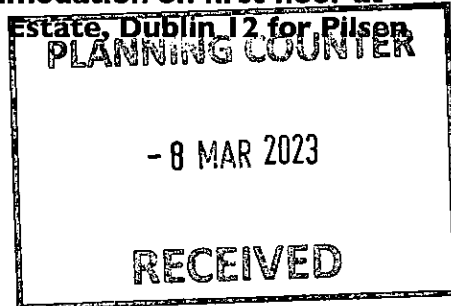
2<sup>nd</sup> March 2023

South Dublin Co. Council  
Planning Department  
County Hall  
Tallaght  
County Dublin.

**Re: Proposed two storey extension to rear of existing building to accommodate additional vehicle service bays on ground floor and additional office space and ancillary accommodation on first floor at M50 Business Park, Ballymount Industrial Estate, Dublin 12 for Pilsen Auto Ltd.**

**Planning Register Reference SD22A/0391.**

## **ADDITIONAL INFORMATION**



Dear Sirs,

On behalf of our clients, Pilsen Ltd., M50 Business Park, Ballymount Industrial Estate, Dublin 12, we wish to acknowledge receipt of your correspondence dated 7<sup>th</sup> December 2022, requesting Additional Information in relation to the above-mentioned application and to reply as follows.

1. *Given the scale and size of the proposed extension, the applicant is requested to consider further variation in the colour of the cladding on the rear (north-west) elevation. The existing rear elevation has dark grey and white cladding, which helped break up the massing of the existing building. A full set of revised drawings should be submitted, including existing and proposed contiguous elevational drawings, for a full assessment of the proposed development and as required under the Planning & Development Regulations 2001, as amended.*

Response: Attached revised elevational drawing, 3027-PA05/A showing a variation in colour of the wall cladding as suggested along with existing contiguous elevations, 3027-SUR and proposed contiguous elevations, 3027-PA02/A.

2.(a). *The car parking spaces on the existing and proposed site layout plan drawings do not appear to match the car parking figures stated on these drawings. The applicant is requested submit revised drawings and information clearly identifying the number of existing and proposed car parking spaces and how these are broken down in relation to customer, staff and operational uses.*

b). *Only 3No. bicycle parking spaces are proposed. The applicant is requested to submit a revised layout showing additional bicycle spaces as per Table 121.31 of the South Dublin County Development Plan 2022/2028. To be accompanied by a rationale explaining the calculations used. The applicant should consider providing some internal bicycle store. External bicycle store should be covered.*

Response: Attached revised existing site plan, 3027-SUR01/A and proposed site plan 3027-PA01/A, showing existing parking and proposed parking along with bike parking for 7no. spaces.

3. (a). *There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant should provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant is requested to provide the following information:*

- i. A fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
- ii. The landscape plan should include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including swales and integrated/bio-retention tree pits.
- iii. Reduce the impacts of the development on existing infrastructure within and adjacent to the proposed development.
- iv. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development.
- v. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds, etc) and planting for carbon sequestration and pollination to support the local Bat population.
- vi. Submit details demonstrating how the appropriate Green Space Factor will be achieved. See the Green Space Factor Worksheet under Related Documents at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents>.

(b). The proposed attenuation provided of 21.1 m<sup>3</sup> is undersized by approximately 90%. The applicant is requested to submit a revised drawing(s) and report showing additional surface water attenuation provided by means of SUDS systems (Sustainable Drainage Systems). Natural SUDS features should be incorporated such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip, etc. The applicant is requested to refer to the recently published "SDCC Sustainable Drainage Explanatory, Design and evaluation Guide 2022". Include what the surface water attenuation capacity each SUDS (Sustainable Drainage System) system has in m<sup>3</sup>. Show what different surface types, areas in m<sup>2</sup> are proposed such as , green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SUDS and proposed natural flow controls for each SUDS System.

(d). The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should be included as a demonstration of how the system will function following implementation.

Response: Attached revised drainage plans, 22164-500P2 and 22164-530P1 and reports prepared by Alan Clarke & Associates along a cover letter.

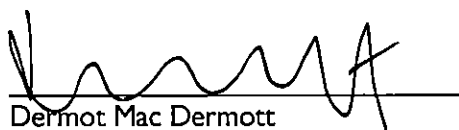
Attached landscaping design, 22202 SLP 01 and specification as prepared by Gannon & Associates

4. The existing watermain within the subject site appears to be Irish Water infrastructure. The proposal would involve removing part of this and extending it, so it is not located under the proposed extension. The applicant is requested to submit a Confirmation Letter of Feasibility from the Irish Water Division section for the proposed works, if found to be Irish Water Infrastructure.

Response: Attached cover letter as prepared by Alan Clarke & Associates.

Six copies of the drawings/documents as referred to herein and as relevant to the response for Additional Information are attached herewith for your attention.

Yours Sincerely,



Dermot Mac Dermott

**EMD Architects.**