

John Spain Associates
39, Fitzwilliam Place
Dublin 2

Date : 26-Apr-2023

Reg. Ref. : SD22A/0099/C2a
Proposal : Construction of 5 warehouse / logistics units (Units 1, 2 3, 4 and 6), Including ancillary office use and entrance / reception areas over two levels, with maximum heights of c. 17.09 metres and a combined total gross floor area (GFA) of 20, 158sq.m; Each warehouse / logistics unit includes car parking to the front, and service yards, including HGV loading bays, to the rear of each unit; Signage zones are proposed for each unit; A total of 200 car parking spaces and 110 cycle spaces are provided for the 5 warehouses / logistics units; Construction of 3 three storey own-door office buildings (Block SA, SB and SC) with maximum heights of c. 13.45 metres and a combined GFA of 4, 194sq.m; Signage zones are proposed at the entrances to the buildings; A total of 77 car parking spaces, 50 cycle parking spaces and a bin storage area are provided for the proposed office buildings; Construction of a cafe/restaurant unit with a maximum height of c. 6.09 metres and a GFA of 213sq.m to be located in the south western section of the site; The proposal includes signage for the unit, associated outdoor seating and a bin store; 14 car parking spaces and 10 cycle spaces are provided for the cafe/restaurant unit; The proposal includes 5 ESB substation buildings; The development is to be accessed off Ballymount Avenue and Calmount Road and includes for alterations and upgrades to the public footpaths and road; The development provides for vehicular and service access points, associated internal access roads, circulation areas and footpaths; The proposal includes landscaping and planting, entrance signage, boundary treatments, lighting, PV panels, green roofs, underground foul and storm water drainage network, including connections to the foul and surface water drainage network on the public roads, attenuation areas and all associated site works and development.

Condition 2a - Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) The proposed Public Art;

Location : Site at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12

Applicant : Blackwin Limited

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 02-Mar-2023 to comply with Condition No 2a of Grant of Permission No. SD22A/0099, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Condition 2 of SD22A/0099 states:

Amendments. Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments- (a) The proposed Public Art;

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.”

With regard to the details submitted including;

- Cover letter, John Spain Associates, 2 March 2023
- Cover letter, Murray and Associates, 30 November 2022
- Drawing 1878_PLC_DP_01

The submission is considered to be:

Not compliant with condition 2a

The JSA cover letter states “*Whilst the applicant is proposing suitable locations / solutions for the proposed public art requirement for this development, we are seeking deferral of agreement of the final details of the piece of public art until later in the construction process. We would be grateful if the Planning Authority could consider and confirm that this compliance submission is satisfactory to address the prior to commencement requirement of Condition No. 2(A) with further details on the piece of public art to be submitted and agreed as the construction of the development, particularly the public realm areas, is advanced and to be finalised and implemented prior to completion*”.

A planning application would be required to amend the wording of the condition. It is noted that the applicant has proposed a number of locations for the art, however, in the absence of further information on the art itself, it is unknown where the preferred. location would be.

The Planning Authority is not satisfied that the submission is compliant.”

“The submitted information does not satisfy the requirements of the condition. While it is noted that the applicant is actively engaging with both the South Dublin Co. Council Public Realm and Arts Office, compliance cannot be issued until details of the design and location of the art has been finalised.”

Yours faithfully,

M.C.

for Senior Planner