

Thornton O'Connor Town Planning
1 Kilmacud Road Upper
Dundrum,
Dublin 14

Date : 27-Apr-2023

Reg. Ref. : SD21A/0140/C4
Proposal : Construction of 1 warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 16 meters with a gross floor area of 22, 966sq.m including a warehouse area (21, 113sq.m), ancillary office areas (1, 163sq.m) and staff facilities (690sq.m); the provision of a new vehicular access to the site from Jordanstown Road including 2 additional access gates from this new road to the existing Site E to the north; pedestrian access; 210 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; hard and soft landscaping; lighting; boundary treatments; ESB substation; plant; extinguishment of the existing vehicular access (farm gate) in lieu of a proposed pedestrian access gate at the southern portion of the site from the R120; and all associated development works above and below ground; all on a site of 5.67 on lands that are bounded to the west by Blocks A - D Jordanstown Road, to the south and east by greenfield lands and to the north by greenfield lands and Block E. The site abuts the R120 Newcastle Village to Rathcoole Road to the south.

Condition 4; (i) The applicant shall reinstate the footpath and the grass verge at the pedestrian/cycle access off the R120 College Lane to its original state (for clarity at the existing field gate).

(ii) The proposed development shall make provision for the charging of electric vehicles 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces shall be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning

authority prior to commencement of development.

REASON: In the interest of sustainable transport.

(iii) All HGV parking directly and indirectly associated with the operations of warehouse use on the site shall be within the site outlined in red on the Site Layout Plan. For clarity, no HGV parking shall take place outside of the boundaries of the site.

(iv) All Roads footpaths, cycle paths and hard standing areas shall be constructed in accordance with South Dublin County Council 'Taking in charge standards'.

(v) Within six months of the opening of the development hereby granted, a Mobility Management Plan shall be completed to the satisfaction of the Planning Authority and submitted for the written agreement of the Planning Authority.

REASON: In the interest of sustainable transport, to prevent HGV parking in the immediate area and in the interests of proper planning and sustainable development.

Location : Block R, Jordanstown Road, Aerodrome Buisness Park,
Rathcoole, Co. Dublin
Applicant : Exeter Ireland Property IV C Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 03-Mar-2023 to comply with Condition No 4 of Grant of Permission No. SD21A/0140, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner