

**Date: 19-May-2023**

**Register Reference:** SD22A/0460 AI

**Development:** The change of use from warehouse to data repository facility, alterations to external facades, provision of a new 1100mm parapet, reclad 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 Received:** 16-May-2023

**Decision Due:** 12-Jun-2023

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### Additional Information Requested by SDCC:

5. (i) 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.
- (ii) 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.

### Applicant Submitted Response:

#### 6.2 Applicant's Reponse

We address the points in the order they appear:

- (i) The revised layout (drawing no. J2139-KTA-22-XX-DR-A-2003 proposed site plan) submitted now shows the width of all pedestrian footpaths, walkways and crossings throughout the site. Dropped kerbs and tactile paving is also indicated. Where new elements are proposed these have been shown as 2m wide. There are a number of existing footpaths where, within the constraints of the site, it is not possible to widen these further to achieve 2m.
- (ii) Our fire consultant has calculated the required access for an emergency vehicle (pump appliance). Based on the building volume, 19,130 m<sup>3</sup> and the height of the top storey above ground being less than 10m, vehicle access for pump appliance is required to 15% of the perimeter of the building. This equates to approximately 31m and this is provided via the secondary site access where there is a hammerhead and via the main site access where there is a turning circle. Vehicle access is therefore not required to the north of the building. The site layout drawing has been amended to note this as access for maintenance only.

### Roads Department Assessment:

- (i) Roads are satisfied the requirements of AI request have been met.
- (ii) Roads see the rationale provided on behalf of applicant's fire consultant as satisfactory.  
**The applicant is required to submit, for verification and record purposes, the specific advice given to them by their Fire Consultant, which details why vehicle access is not required to the north of the building.**

### **Roads recommend the Clarification of Additional Information be requested from the applicant:**

1. The applicant is required to submit, for verification and record purposes, the specific advice given to them by their Fire Consultant, which details why vehicle access is not required to the north of the building.

**If Planning wished to seek the above as a condition of planning Roads would be in agreement with this too.**