

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.
D24 YNN5

E: planningdept@sdblincoco.ie

Date: 12th May 2023

JSA Ref.: PT 18145

Dear Sir/Madam,

RE: DETAILS OF COMPLIANCE WITH CONDITION NO. 4(B) OF THE PERMITTED WAREHOUSING / LOGISTICS, OFFICE AND CAFÉ / RESTAURANT DEVELOPMENT AT CALMOUNT ROAD AND BALLYMOUNT AVENUE, BALLYMOUNT INDUSTRIAL ESTATE, DUBLIN 12

SDCC REG. REF.: SD22A/0099

Condition No. 4(B) – Construction Traffic Management Plan

Introduction

On behalf of the applicant, Blackwin Limited, The Herbert Building, The Park, Carrickmines, Dublin 18, we hereby submit a compliance submission in respect to Condition No. 4(b) of Reg. Ref.: SD22A/0099 for which the final grant of permission from the Planning Authority is dated the 3rd of February 2023.

The permission relates to *inter alia* the construction of five no. warehouse/logistics units, 3 no. own door office buildings, a café unit, and all associated development.

This compliance submission, as outlined below, relates to Condition No. 4(b) only and is submitted in soft copy format only.

Condition No. 4(b) reads as follows:

“b. Prior to the commencement of development, a developed Construction Traffic Management Plan shall be agreed with the Planning Authority. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.”

Response

In response to the foregoing condition, this letter is accompanied by Construction Traffic Management Plan prepared by Bryne Environmental, in conjunction with the applicant (a Park Developments company) and DFK Consulting Engineers.

The CTMP was issued to Padhraic McGillicuddy, Executive Engineer, SDCC, prior to formal submission who advised that the SDCC CTMP checklist should be addressed within the document, and this has been included in Appendix V, with reference to sections of the main body of the CTMP to where the requirements of the checklist are addressed. Mr. McGillicuddy advised that he would review in full when the CTMP was formally submitted, we therefore trust that the Planning Authority can now consider the attached, and seek sign off from the Roads Department within the 8 week assessment period for this compliance submission, prior to a decision being issued. Should further information be required, please do not hesitate to contact us.

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. 4(b).

Conclusion

Please do not hesitate to contact us if you require any additional information or clarification in respect to the above.

Yours sincerely,



John Spain Associates