

Kavanagh Tuite Architects  
Terminus Mills  
Clonskeagh  
Dublin 6

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number: 0644</b>	<b>Date of Decision: 09-Jun-2023</b>
<b>Register Reference: SD22A/0460</b>	<b>Date: 16-May-2023</b>

**Applicant:** Creighton Properties LLC  
**Application Type:** Additional Information  
**Development:** The change of use from warehouse to data repository facility, alterations to external facades, provision of a new 1100mm parapet, re clad 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

Dear Sir /Madam,

With reference to your planning application, additional information received on 16-May-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. (i) SUDS

Clarification of additional information is requesting comprising the incorporation of some additional natural SUDS features into the proposed drainage system for the development, such as rain gardens, green walls, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Removal or reduction of underground attenuation having regard to on-site natural SUDS
- Demonstrate the treatment train and provide additional SUDS proposals with biodiversity and/or amenity value for the catchment in the residential areas.

Clarification of additional information is requested to fill in the table (provided on AI planning report) and provide clear explanations/rationale for selecting/not selecting additional natural SUDS measures.

(ii) Green Space Factor

The applicant is requested to engage with Laurence Colleran or Oisín Egan oegan@sdblincoco.ie in the Public Realm Section in order to discuss and agree appropriate greening and GI interventions in order to make up the shortfall and improve upon their stated GSF score of 0.34

2. (i) 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.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

12-Jun-2023