

John Spain Associates
39, Fitzwilliam Place
Dublin 2

Date : 14-Jun-2023

Reg. Ref. : SD22A/0099/C2b
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 2b: Amendments

b) A temporary cycle track linking the proposed cycle track on the eastern arm of Calmount Road to the existing cycle

track on the northern arm of Ballymount Avenue. This section of cycle track should be designed and built to National Cycle Manual standards. On commencement of the Bus Connects junction upgrade, the cycle track shall be re-aligned to the NTA design and landscaped where necessary. REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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 18-Apr-2023 to comply with Condition No 2b 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 satisfactory.

Yours faithfully,

M.C.

for Senior Planner