

Register Reference: SD22A/0428 AI

Development: Permission for a development previously granted (and now lapsed) under Reg. SD07A/0367 & SD16A/0338; Warehousing Block B4 (11.55m high) divided into 8 units totalling 3, 484sq.m including 720sq.m ancillary offices / staff facilities on two floors and 2, 764sq.m warehousing area; Completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works.

Location: Block B4, Site B, Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin

Applicant: De La Salle Limited
App. Type: Permission
Planning Officer: AOIFE O'CONNOR MASSINGHAM
Date Received: 12-Jun-2023
Decision Due: 10-Jul-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Permission for a development previously granted (and now lapsed) under Reg. SD07A/0367 & SD16A/0338; Warehousing Block B4 (11.55m high) divided into 8 units totalling 3, 484sq.m including 720sq.m ancillary offices / staff facilities on two floors and 2, 764sq.m warehousing area; Completion of ancillary carparking adjacent to the subject block and throughout the overall site, services, utilities, landscaping (including new flood mitigation berm to the northeast & southeast of the subject block), drainage works including additional surface water attenuation system plus all site development works.

Signed: *John McGee*

28/06/23

Endorsed:

DATE

Roads Related Additional Information Requested by SDCC:

1. Pedestrian Walkways

The applicant is requested to submit a revised layout showing clearly demarcated 2-metre-wide pedestrian walkways between parking spaces and the main entrance.

Applicant Submitted Response to Additional Information Request:

Item 1)

The proposed infill development is located at the end of the existing and occupied business park with the carparking and circulation areas that will not be modified under this planning application. New pedestrian walkways are proposed along the front of the proposed block B4. All proposed walkways are 2m wide. The common areas in the business park, including the existing pedestrian walkway along the block B3 linking the car parking spaces at the gate and the proposed block B4, were constructed in accordance with the original site layout from the planning application Ref. SD07A/0367. Applicant De La Salle Ltd. does not own all common areas in the business park. Due to the lack of ownership of the common areas, the slow-moving traffic in the carparking areas surrounding all blocks and the potential disruption to the tenants and their businesses, widening of the pedestrian walkways will not be proposed as part of this planning application.

Roads Department Assessment:

SDCC Roads Department is satisfied with the applicant's response.

Signed: *John McGee*

28/06/23

Endorsed: _____

DATE

Roads Related Additional Information Requested by SDCC:

2. Car Parking

The level of car parking proposed by the applicant is unacceptable and contrary to the MAXIMUM standards permissible per Table 12.25 of the Development Plan. The applicant is requested to submit a revised parking layout with a maximum of 40 no. car parking spaces provided. The revised layout should not include the parking spaces numbered 57, 58, 59, 60, 76 and 77, as shown on the previously submitted layout drawing, as they constitute a traffic hazard.

Applicant Submitted Response to Additional Information Request:

Item 2)

The number of proposed carparking spaces was revised and it is now limited to 40 No. car parking spaces to comply with the current South Dublin County Development Plan. The car parking spaces identified as potential traffic hazard were omitted in the latest site plan revision Reg Ref. D1119-3-D200-PL4

Roads Department Assessment:

SDCC Roads Department is satisfied with the applicant's response.

No Roads objections subject to the following conditions:

1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5
2. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.
5. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department.

Signed: John McGee

28/06/23

Endorsed: _____

DATE