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John M. Taylor B.Arch FRIAI

05 July 2023

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



**Re: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12
Reg. Ref. SD22A/0447
Clarification of Additional Information**

Dear Sirs,

I refer to your request for Additional Information in connection with the above Planning Application dated 15th March 2023 we hereby submit the following documentation as requested:

- a) Six copies of Drawing No ZG11-P02 Rev 2 – Proposed Site layout Plan.
- a) Six copies of Drawing No ZG11-P04 Rev 1 – Proposed Floor Plans Elevations and section A-A
- b) Six copies of Drawing No 22/2061/01 - Drainage Scheme – Surface Water.

Regarding the specific queries in your letter of 15th March 2023 we wish to respond to each point as follows:

- 1.1 Drawing No ZG11-P02 Rev 2 shows the location of the 750mm dia surface water drain highlighted in Blue. The setback distance of this drain from the previously approved building is 5.57m and this is indicated on the drawing. Having regard to the desire for a setback of 6.0 metres we propose to remove the corner of the extension to be retained such that the setback will match the setback of the previously approved building i.e 5.57m. This is indicated on the revised drawings.
- 1.2 Drawing No ZG11-P04 Rev 1 shows the amended floor plans elevations and sections for the building to be retained taking into account the corner to be removed. In addition we have added Section C-C which shows the setback distance of the of the 750 dia drain, the 15” dia water main and the edge of the canal from the corner of the building to be retained.
- 1.3 Drawing No 22/2061/01 sets out our proposals for the application of SuDS features for the development

Over

We trust you will find this additional information in order and we look forward to hearing from you in due course.

Yours faithfully,



JOHN TAYLOR

Encl

J Taylor Architect Ltd
39, North Avenue
Mount Merrion
Co. Dublin

Date: 06-Jul-2023

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

Register Reference: SD22A/0447

Development: Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.

Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Applicant: P & S Machinery

Submission Type: Clarification of Additional Information

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of **Clarification of Additional Information** received on 05-Jul-2023.

In the event of this information containing significant additional data the applicant is obliged to erect a site notice and public notice in an approved newspaper, indicating that further information has been submitted to the Planning Authority. These documents are available on the Council website www.sdublincoco.ie or by request to the above numbers.

Yours faithfully,

Rachel Murray

for **Senior Planner**