

John Spain Associates  
39, Fitzwilliam Place  
Dublin 2

Date : 17-Jul-2023

**Reg. Ref. :** SD22A/0099/C11  
**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 11:**

**Drainage.**

**(a) Prior to the commencement of development, the applicant shall submit a revised drawing clearly showing all petrol interceptors installed upstream of attenuation systems, in accordance with The Greater Dublin Regional Code of Practice for Drainage Works. All flow control devices should also be installed downstream of any attenuation system.**

**(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.**

**(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.**

**REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.**

**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-May-2023 to comply with Condition No 11 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.

Comments:

“It is noted that the wording of Condition 11 does not require agreement. The submission is therefore accepted as sufficient to meet the requirements of the wording of Condition 11.

It is further noted that both Doherty Finegan Kelly and John Spain Associates reference a future planning application in relation to the development to amend floor levels. In recommending that the current submission is acceptable, no consideration has been had to any alterations that may occur as a result of the subsequent application as a compliance submission cannot address alterations to a scheme that require planning permission. “

Yours faithfully,

M.C.

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*for* **Senior Planner**