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Planning Department,  
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D24 YNN5

E: [planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie)

Date: 18<sup>th</sup> August 2023

JSA Ref.: PT 18145

Dear Sir/Madam,

**RE: DETAILS OF COMPLIANCE WITH CONDITION NO. 13 OF THE PERMITTED WAREHOUSING / LOGISTICS, OFFICE AND CAFÉ / RESTAURANT DEVELOPMENT AT CALMOUNT ROAD AND BALLYMOUNT AVENUE, BALLYMOUNT INDUSTRIAL ESTATE, DUBLIN 12**

**SDCC REG. REF.: SD22A/0099**

**Condition No. 13 - Public Lighting**

## Introduction

On behalf of the applicant, Blackwin Limited, The Herbert Building, The Park, Carrickmines, Dublin 18, we hereby submit a compliance submission in respect to Condition No. 13 of Reg. Ref.: SD22A/0099 for which the final grant of permission by the Planning Authority is dated the 3<sup>rd</sup> of February 2023.

The subject permission relates to *inter alia* the construction of five no. warehouse/logistics units, 3 no. own door office buildings, a café unit, and all associated development.

This submission, as outlined below, relates to Condition No. 13 only and 4 no. hardcopies and 1 no. soft copy (on USB stick) are submitted for approval.

A compliance submission for Condition No. 13 was previously issued via email (4 no. emails due to the size of the attachments) to South Dublin County Council on the 18<sup>th</sup> of May 2023, however, we have not received an acknowledgement letter or a decision in respect to this compliance submission, and therefore it is considered appropriate to resubmit a hardcopy now, whilst noting that the details have been agreed with SDCC Public Lighting prior to lodgement.

Managing Director: John P. Spain

Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan

Senior Associate Directors: Luke Wymer | Meadhbh Nolan | Kate Kerrigan

Associate Directors: Ian Livingstone | Tiarna Devlin

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**Condition No. 13** reads as follows:

*“13. Public Lighting.*

*A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority:*

- i. A Public Lighting Scheme including all electrical design, for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to the current editions of both the European Lighting Standard ISEN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: along with:*
- ii. Written confirmation from the Council’s Public Lighting Section that the scheme is fully in compliance with the above standards applicable, and*
- iii. A written commitment to implement the agreed Public Lighting Scheme in full, and maintain it to taking in charge standards in perpetuity or until taken in charge by the Council,*
- iv. All the above requirements have been acknowledged in writing as acceptable by the Planning Authority.*

*The public lighting scheme shall be contained exclusively within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company.*

*Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas. The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowled away from residential properties, public roads and any bat roosts or areas with bat activity. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design consultants should consult with the Council’s Public Realm section in this regard. In addition, no dwelling unit/commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting Scheme for the overall development.*

*The applicant, owner or developer may consult with the Council’s Public Lighting Section before lodging the required plan to them for agreement.*

*REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.”*

**Response**

In response to the foregoing condition, this letter is accompanied by documentation prepared by PMEP Consulting Engineers, as listed in their Document Schedule Sheet (which addresses Item 13(i) above). The proposals have been the subject of consultation with Grainne Mowlds, Public Lighting, SDCC, prior to formal submission of this compliance submission, and PMEP’s cover letter / package includes confirmation from the Public Lighting Section in SDCC that the proposals are acceptable (thereby addressing Item 13(ii) and (iv) above).

The Outdoor Lighting Report by PMEP provides written commitment to implement the Public Lighting Scheme in full and maintain it to taking in charge standards in perpetuity or until taken in charge by the Council (thereby addressing Item 13(iii) above).

We would be grateful if the Planning Authority could consider and confirm that this compliance submission is satisfactory to address the prior to commencement requirement of Condition No. 13 with further details on the public lighting is acceptable.

**Conclusion**

We would be grateful if you could issue a letter of acknowledgement in respect to this compliance submission, and issue a decision within the 8 week statutory period.

Please do not hesitate to contact us if you require any additional information or clarification in respect to the documentation submitted.

Yours sincerely,



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**John Spain Associates**