

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.
D24 YNN5

E: planningdept@sdblincoco.ie

Date: 17th May 2023

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 from the Planning Authority is dated the 3rd of February 2023.

The 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 is submitted in soft copy format only.

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 cover letter is accompanied by various documents that were submitted to the Public Lighting Office, of the SDCC Land Use, Planning and Transportation Department, for review, comment and pre-approval pertaining to the public lighting design and installation associated with construction of the logistics / warehouse, office and café/restaurant development at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12.

The snip it below, has reference to email correspondence from Gráinne Mowlds, Executive Engineer, SDCC Public Lighting, confirming satisfaction and acceptance that the Public Lighting design is in line with the requirements of the SDCC Public Lighting Specification.

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.

Conclusion

Response form Gráinne Mowlds:



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

Yours sincerely,

Saverio Talotti