

**Kavanagh Burke Consulting Engineers
Unit F3, Calmount Park
Ballymount
Dublin 12**

Date : 07-Feb-2024

Reg. Ref. : SD21A/0200/C10(c)
Proposal : Amendments principally comprising of an overall increase in the commercial floor area by 15, 479sq.m from the permitted 13, 959sq.m to 29, 438sq.m; the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e a total of 5 internal floor levels); the permitted maximum height of the development at 23.7 metres will remain unchanged; the additional 15, 479sq.m development proposed will comprise an increase in the warehouse floor area from 12, 369sq.m to 13, 353sq.m, staff facilities from 548sq.m to 2, 582sq.m and ancillary office area from 1, 042sq.m to 2, 437sq.m; in addition to the provision of a 2 storey mezzanine warehouse area (9, 703sq.m), integrated plant room (434sq.m) and plant area on 2 floors (929sq.m); construction of a 2 storey car-parking area (4, 057sq.m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces; 13 designated van parking spaces (no dedicated van spaces previously proposed); 72 permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (15sq.m and 3m height); bin storage (42sq.m and 2.9m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

Condition 10(c):

Bats

(c) Prior to the commencement of development a revised lighting system shall be designed by the bat expert and shall

be submitted for the written agreement of the Planning Authority.

REASON: In the interest of bat protection, as any interference with protected species such as bats and disturbances or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds and Natural Habitats) Regulations 2011).

Location : College Lane, Greenogue, Rathcoole, Co. Dublin
Applicant : Jordanstown Properties Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 06-Dec-2023 to comply with Condition No 10(c) of Grant of Permission No. SD21A/0200, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for **Senior Planner**