

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

2nd March 2021

PLANNING APPLICATION

AT: WILSONS AUCTIONS, GREEN ISLE ROAD, CORKAGH, DUBLIN 22
APPLICANT: RGR HOLDINGS LIMITED

Dear Sir/ Madam,

On behalf of RGR Holdings Limited, we enclose a planning application relating to the lands at Wilson's Auctions, Green Isle Road, Corkagh, Dublin 22.

This cover letter provides relevant background information to support a grant of permission.

CURRENT APPLICATION

The development for which permission is sought is described as follows in the statutory public notices: -

'The development will consist of the continuance of use of the existing 3no. buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/ fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by Condition 9 of that permission. A Protected Structure - Former Gun-Powder Store (RPS Ref. 205) - is located within the application site.'

The current application is being made as a follow-on to the permission granted in April 2019. Reg. Ref. SD18A/0126 granted permission for continuance of use of the premises at Wilson's Auctions for the storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction.

The duration of the permission granted under Reg. Ref. SD18A/0126 was limited by condition. Condition 9 of that permission stated as follows: -

- '9. *Duration of Permission*
This permission shall expire 2 years from the date of final grant of this permission for retention.

Reason: In the interest of proper planning and sustainable development.'

The current application will provide for the permanent use of the site as described in the public notices.

The permission granted under Reg. Ref. SD18A/0126 also included a number of conditions requiring works by the applicant. The applicant has addressed all of the conditions requiring action and made submissions to the planning authority in relation of the relevant conditions were necessary. The enclosed drawings reflect the permitted layout and the amendments required to comply with the conditions attached to Reg. Ref. SD18A/0126.

The *South Dublin County Development Plan 2016-2022* includes a Specific Local Objective (SLO) that acknowledges the established use on the site and supports the continued use of the site for warehousing and auction purposes. The SLO states as follows: -

"ET3 SLO 2

To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome'. (Page 33)

The permitted warehousing and ancillary auction uses have been taking place on the site since 2018 with no adverse impact on the N7 and its interchange, Corkagh Park and its setting and the operation and safety of Casement Aerodrome.

Wilson's Auctions have recently secured contracts for additional business and will be adding to their existing work force, drawn primarily from the local areas around Clondalkin and Tallaght, over the coming months. Securing permission for the ongoing operation of the premises at Green Isle Road will ensure that Wilson's Auctions, an established local business and employer, can continue to operate within South County Dublin.

An Appropriate Assessment Screening Report was completed in 2018 and submitted with application Reg. Ref. SD18A/0126. A copy of this report is enclosed again for ease of reference. The enclosed Screening Report concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects that would result in significant effects to the integrity of the Natura 2000 network.

On the basis of the above, it is respectfully requested that permission be granted for the ongoing use of the premises at Green Isle Road as described in the enclosed public notices.

ENCLOSURES/ SUPPORTING INFORMATION

The information submitted with this application contains the particulars, including an original newspaper notice and a pack (6 copies) containing the plans and reports listed below:-

Application Particulars

- Completed and signed Planning Application Form
- Letter of Consent from Wilson's Auctions (the landowner)
- Copy of Site Notice
- Copy of the Newspaper Notice (Full page extract)

Drawings (Clarke & Co Engineers & Architects)

- Schedule of Drawings
- Site Location Map
- Site Layout Plan (2no. sheets)
- Plans, Elevations and Sections
- Drainage and Water Supply (2no. Sheets)
- Topographical Survey (2no. Sheets)
- Topographical Sewer Survey (2no. Sheets)

Landscape Drawings (Kevin Fitzpatrick Landscape Architects)

- Landscape Layout
- Landscape Sections
- Planting Plan and Schedule

Reports/ Statements

- Engineering Services by Clarke & Co. Engineers & Architects
- Screening for Appropriate Assessment by Openfield Ecological Services

The planning application fee (€760) has been paid by EFT directly to South Dublin Co Co. The planning application fee is calculated having regard to the existing buildings and uses being in place on site and having being previously permitted under Reg. Ref. SD18A/0126. Class 13 is therefore considered the appropriate fee class and is applied on the basis of a site area of 7.6ha @ €10 per 0.1 ha.

It is considered that the plans and particulars contained within this application comply with the requirements set out in the Planning & Development Regulations 2001, as amended. If there is any question in relation to validation of this application, we would appreciate if you would contact BMA Planning as the agents for this application.

I trust the enclosed is in order and look forward to your decision on this application in due course.

Yours sincerely,



BMA PLANNING

