

The proposed scheme is in accordance with the relevant policies of the Development Plan above. As detailed in Section 2.0 of this Report, the proposed warehouse has been designed to accommodate the emerging logistics and storage practice, which requires a larger floor plate and increased clear internal height.

The proposal will facilitate the continued expansion of the established Business Park in this area, to meet the ongoing demand for large scale warehousing. The design of the proposed warehouse is of high-quality architectural merit which has been designed using ubiquitous materials that would facilitate the assimilation of the warehouse into the receiving context.

#### 6.4 Building Height and Built Form

Table 11.18 of the *South Dublin Development Plan 2016 – 2022* sets out Key Principles for Development within Enterprise and Employment zones as follows:

- ***'Building heights respond to the surrounding context with transitions provided where necessary and reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes.***
- ***Individual buildings should be of contemporary architectural design and finish (including use of colour). Various treatments should be employed to reduce the bulk, massing and scale of larger buildings.***
- ***The layout and design of buildings maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them.'*** [Our Emphasis]

The subject site is located within the Greenogue Business Park to the north of the R120 College Lane / Newcastle Road and in close proximity to a significant number of recently permitted warehouses (as identified at Section 4.0 of this report) including 3 No. warehouses granted by South Dublin County Council on 1<sup>st</sup> April 2021 under Reg. Ref. SD20A/0258.

The proposed warehouse is considered to appropriately assimilate into this well-established industrial area. Furthermore, we highlight that the planning history in the vicinity of the subject site demonstrates that industrial warehousing is the predominant use in the surrounding area. We note that heights of 23.7 metres have been permitted in the vicinity (under Reg. Ref. SD19A/0407) in comparison to the subject development which has a maximum height of 16 metres.

As outlined in Section 2.0 of this Report the proposed clear internal height of the subject scheme is a direct response to the demand for warehousing with a larger footplate and greater internal height. The relevant market research has clearly identified that there is a significant shortfall in the supply of appropriately sized warehousing to accommodate the modern operational practices of the logistics and storage sector. Furthermore, we submit that the Verified View Montages prepared by Digital Dimensions and submitted with the application demonstrate that the proposed development can be easily assimilated into its receiving context.

## 6.5 Car Parking

The maximum car parking standards are set out in Table 11.23 of the *South Dublin County Development Plan 2016 – 2022* and include the following standards for offices and warehouses:

|                    |                       |
|--------------------|-----------------------|
| <b>Warehousing</b> | <b>1 per 100 sq m</b> |
| <b>Offices:</b>    | <b>1 per 50 sq m</b>  |

Having regard to the above outlined maximum standards and the Gross Floor Area of the proposed development, the total maximum quantum of car parking is 234 No. spaces.

The proposed development includes 210 No. car parking spaces in total. The rationale for the provision of a quantum of car parking which is below the maximum standard is based on the subject site's proximity to public transport and the planning history in the vicinity of the subject site. In particular, the Applicant had regard to the permitted development of 3 No. warehouses on the site on the southern side of the R120 directly adjacent to the proposed pedestrian access to the subject site. In deciding to Grant Permission for the development proposed under SDCC Reg. Ref. SD20A/0258, South Dublin County Council welcomed the reduced quantum of car parking spaces.

Having regard to the recently permitted schemes of a similar nature by the Planning Authority in the relevant planning history regarding designing to maximum standards, and the subject site's proximity to public transport, the proposed development includes a provision of car parking spaces that is below the maximum standard outlined in the Development Plan.

## 6.6 Flood Assessment

The subject site is predominately located in Flood Zone C as indicated in the Strategic Flood Risk Assessment for *South Dublin County Council Development Plan 2016-2022*. A portion of the site to the east is located in Flood Zone A/B. The proposed building is located on Flood Zone C.

|                     |   |
|---------------------|---|
|                     | provision of landscaping, paving, services utilities, drainage and all associated site development works. |
| SDCC Decision Date: | 28 <sup>th</sup> April 2016   |
| SDCC Decision:      | Grant Permission subject to 13 No. conditions.  |

Under SDCC Reg. Ref. SD16A/0074 permission was sought for a warehousing unit with a floorspace of 10,994 sq m and a height of 19.5 m with an integrated ancillary office and staff facilities.

In assessing the proposed development, the Planner's Report noted that:

*'While large, the structure would be in keeping with similar warehouse type buildings in the vicinity and the existing building on site and would uphold the high quality of finish within the overall industrial estate. A landscape plan has been submitted which would provide for a 2m band of planting along all site boundaries. The Parks Department report notes that the plan is acceptable subject to minor amendments. This can be dealt with by condition. Development to the eastern and western side of the site has established the visual context. While the proposal would be visible from the north, it is considered that the visual impact from inside and outside the estate would be acceptable.'* [Our Emphasis].

On 28<sup>th</sup> April 2016, South Dublin County Council decided to Grant Permission for the proposed development, subject to 13 No. conditions.

4.2.8 SDCC Reg. Ref. SD20A/0258 - College Lane, Greenogue, Rathcoole (identified as Site No. 15 at Figure 4.1)

|                   |  |
|-------------------|--|
| SDCC Reg. Ref.:   | SD20A/0258   |
| Location:         | College Lane, Greenogue, Rathcoole, Co. Dublin   |
| Application Date: | 15 <sup>th</sup> October 2020  |
| Dev. Description: | Demolition of the existing dwelling (252sq.m) and associated domestic garage (49sq.m) and shed (12sq.m) located towards the north-west of the site and the construction of 3 warehouses with ancillary office and staff facilities and associated development as follows: Unit 1 will have a maximum height of 15.75 metres with a gross floor area of 5,619sq.m including a warehouse area (5,041sq.m), ancillary office areas (182sq.m) and staff facilities (396sq.m); Unit 2 will have a maximum height of 16.35 metres with a gross floor area of 6,724sq.m including a warehouse area (6,135sq.m), ancillary office areas (275sq.m) and staff facilities (314sq.m); and Unit 3 will have a maximum height of 18.9 metres with a gross floor area of 10,095sq.m including a warehouse area (9,335sq.m), ancillary office areas (399sq.m) and staff facilities (361sq.m); the development will also include the provision of a new vehicular access to the site from the Aerodrome Roundabout in lieu of the extinguishment of existing multiple access points from the R120 Newcastle to Rathcoole Road; internal roundabout; pedestrian access; 187 ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substations; sprinkler tanks; pump houses and all associated site development works above and below ground. |

|                     |  |
|---------------------|--|
| SDCC Decision Date: | 1st April 2021                                 |
| SDCC Decision:      | Grant Permission subject to 18 No. conditions. |

In assessing the development on lands to the south of the site subject to this report, the Planning Officer issued a *Request for Further Information* pertaining to 6 No. items and subsequently a *Clarification of Further Information* pertaining to 1 No. item. SDCC ultimately decided to grant permission for the 3 No. warehouse units stating that:

*'Having regard to the additional information submitted to the Planning Authority and the provisions of the South Dublin County Development Plan 2016 - 2022, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.'*

Permission was granted for the aforementioned application on 1<sup>st</sup> April 2021.

#### 4.3 Planning History Analysis

The planning history demonstrates that warehouses of a similar height, massing and scale have been favourably considered in the Greenogue Business Park and surrounding areas including most recently under SDCC Reg. Ref. SD20A/0258. In general, it is notable that the planning history in the vicinity of the subject site demonstrates that, provided the permitted warehouses are constructed using ubiquitous materials that would facilitate their assimilation into the receiving environment, the principle of development of large scale warehousing is acceptable in the area.

As evident in the Planning History provided above, South Dublin County Council have previously accepted heights of up to and including 23.7 metres as permitted under SDCC Reg. Ref. SD19A/0407. We submit that the subject site is therefore ideally suited to absorb the proposed warehouses without having a significant impact on the amenity of the surrounding context.

The proposed development seeks to construct a warehouse with ancillary office space and staff facilities, which is well-proportioned and designed to complement the high quality of finish found within Greenogue Business Park. A Design Statement prepared by Kavanagh Burke Consulting Engineers and a Landscape Plan prepared by JBA Consulting demonstrates that the design of the subject scheme and its boundaries have been appropriately considered to ensure that the development can be absorbed into its receiving industrial context.



## 5.0 PROPOSED DEVELOPMENT IN DETAIL

### 5.1 Description of the Proposed Development

The development will comprise the construction of 1 No. warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 16 metres with a gross floor area of 22,966 sq m including a warehouse area (21,113 sq m), ancillary office areas (1,163 sq m) and staff facilities (690 sq m).

The development will also include: the provision of a new vehicular access to the site from Jordanstown Road including 2 No. additional access gates from this new road to the existing Site E to the north; pedestrian access; 210 No. ancillary car parking spaces; bicycle parking; HGV yards; level access goods doors; dock levellers; access gates; hard and soft landscaping; lighting; boundary treatments; ESB substation; plant; extinguishment of the existing vehicular access (farm gate) in lieu of a proposed pedestrian access gate at the southern portion of the site from the R120; and all associated site development works above and below ground.

An extract from the proposed site plan is provided below:

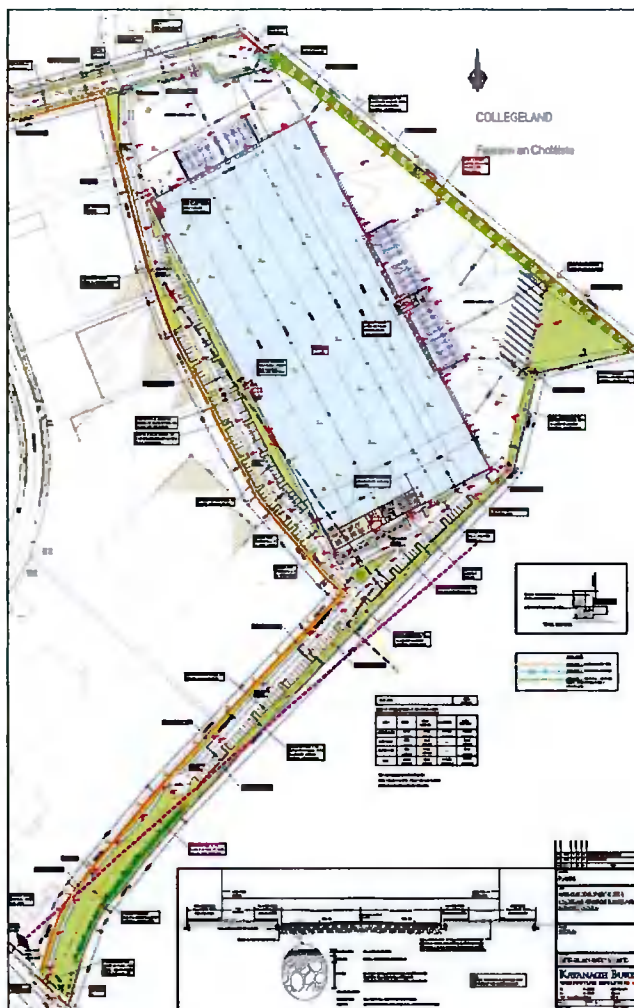


Figure 5.1:

Proposed Site Plan.

Source:

Kavanagh Burke Consulting Engineers, 2021.

## 5.2 Key Site Statistics

The following table includes a detailed breakdown of the key site statistics relating to the proposed warehouse development:

|  |                    |
|--|--------------------|
| <b>Total Site Area</b>   | <b>5.67 Ha</b>     |
| <b>Gross Floor Area of the Warehouse Building and Ancillary Offices / Staff Facilities</b> | <b>22,996 sq m</b> |
| <b>Site Coverage</b>   | <b>41 %</b>        |
| <b>Plot Ratio</b>  | <b>0.38</b>        |
| <b>Overall Height</b>  | <b>16 m</b>        |

## 5.3 Architectural Design Rationale

A Design Statement prepared by Kavanagh Burke Consulting Engineers, is enclosed with this Planning Application. The Design Statement sets out the design principles and key development concepts for the subject scheme, which can be summarised as follows:

### Rationale for the Development

- *'The rationale for the development is to provide a single warehouse building on the subject site which is appropriately zoned. This site is located to the rear (east) of the mature Aerodrome Business Park. The proposed development will further improve the employment opportunities available in the general area and will bring associated advantages to the local economy and local community.'*
- *'Access to the site is proposed by constructing a new access/egress road to the side of an existing site within Aerodrome Business Park. The long southern narrow portion of the site is partially zoned Enterprise and Employment and part Rural, therefore vehicular access will not be provided at this location. The existing Aerodrome Roundabout provides a safe junction to the overall Aerodrome Business Park, so utilising this roundabout is the most practical solution for site access.'*
- *'The design goal to provide modern yet practical and appropriate building appearance at this location was carried through the design development to the presented proposal which forms this planning application. The building arrangement and design have therefore sought to provide a layout and elevational detail that creates a suitable identity for a development at this major employment node. As the site is setback from College Lane and accessed through Aerodrome Business Park, it is not prominent nor will the proposed warehouse be prominent on completion, however elevation treatments and site arrangements have been designed in a similar way to those recently constructed and under construction.'*

### Materials and Finishes

- *'The materials proposed are intentionally simplistic. Experience demonstrates that clear sharp lines, crisp functional detailing, a limited range of surface materials and a restricted palette of neutral colours combine most effectively to reduce the perceived mass of these types of buildings.'*

- *Glazing panels integrated into the sleek industrial cladding material are used to break long elevations and make them visually more appealing. The appearance of the integrated ancillary office accommodation is enhanced with curtain wall panels and strip glazing plus different colour shades of cladding panel. Proposed colours and materials give smooth polyurethane coating to buildings that delivers a pleasant aesthetic and guaranteed performance in variety of applications.*
- *Keeping creative form, shape and image as key design factors, it is proposed to use Kingspan's insulated roof and wall system solutions. These roof and wall system solutions are proven for safe construction, structural integrity, fire safety, acoustics, and environment sustainability, providing both cost effective and high quality solutions.'*

#### 5.4 Landscape Design Rationale

A Landscape Masterplan (Dwg No.FDJ-JBAI-XX-XX-DR-L-0002) prepared by JBA Consulting includes the following features to assist the assimilation of the proposed development into the surrounding context as described the in the Design Statement:

- *'A 5m wide screen planting band with advanced heavy standards (16-18cm girth) and native understorey shrub planting including species as per the All-Ireland Pollinator Plan have been proposed along the eastern and southern boundaries to reduce visibility of the proposed building. The existing mature hedgerow along the southwest of the site is to remain and which will promote and preserve wildlife.*
- *The northern boundary includes advanced heavy standards (16-18cm girth) within the grass verge to maintain the existing maintained character of Greenogue Business Park & Aerodrome Business Park.*
- *Within the car park and along the western boundary we have included ornamental tree planting after every fourth parking space or at regular intervals along a stretch of parking in order to visually break up the paved area.*
- *The plan has been checked against services and no conflict exist to impinge on the proposed trees, the location of internal lighting columns has been shown. A planting plan is also supplied indicating species, quantities, plant size on planting and spacing. Planting will be implemented in the first planting season after completion of the building and civils works on site.'*

The Planting Plan prepared by JBA Consulting (Dwg. No. FDJ-JBAI-XX-XX-DR-L-0004) incorporates a schedule that indicates species, quantities, plant size of planting and spacing to enhance the ecological habitats present and assist in reinforcing the ecological corridor for fauna in the locale.

Photomontages of the proposed scheme have been prepared by Digital Dimensions and demonstrate that the proposed scheme will assimilate into the surrounding area.



**Figure 5.2:** Proposed Image of the Subject Lands when Viewed from R120 looking North with an insert Showing the Location of the Viewpoint.

**Source:** Digital Dimensions, 2021.



**Figure 5.3:** Proposed Image of the Subject Lands when Viewed from Jordanstown Road looking South with an Insert Showing the location of the Viewpoint.

**Source:** Digital Dimensions, 2021.



## 6.0 Planning Policy

### 6.1 Relevant Development Management Standards

The purpose of this section is to detail the relevant current development policy and guidelines applicable in relation to the subject site at Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin. Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin.

The *South Dublin County Council Development Plan 2016 – 2022* is the statutory plan for the area and guides development relating to the subject site.

### 6.2 Zoning

The subject site is predominately zoned Objective 'EE' – Enterprise and Employment, where the objective is *'to provide for enterprise and employment related uses'*. Under the 'EE' zoning, warehousing is a permissible use and office-based industry and offices less than 100 sq m are also permissible under this zoning. Offices over 100 sq m are open for consideration.

A portion of the subject lands to the south are zoned Objective 'RU' – Rural and Agriculture' where the objective is *'to protect and improve rural amenity and to provide for the development of agriculture'*. There is no structure proposed in this area of the site which will only be utilised for landscaping and pedestrian access. It is also noted that the subject lands are located within the Department of Defence Inner Zone and thus a maximum height of 20 m is permitted. The proposed scheme will have a maximum height of 16 m.

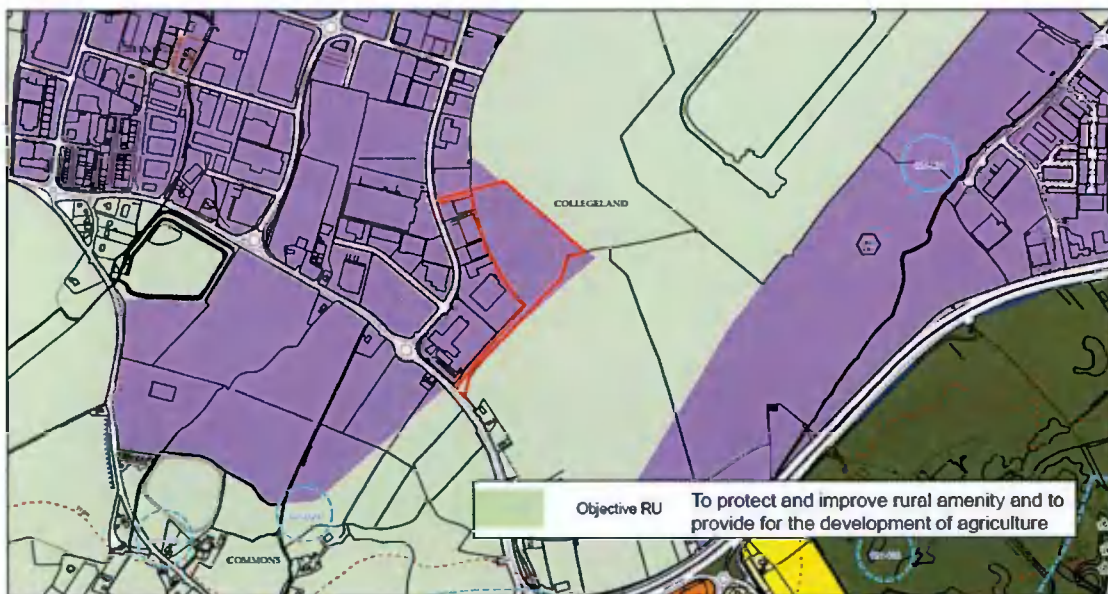


Figure 6.1: Zoning Map (Indicative Boundary of Subject Site outlined in Red)

Source: *South Dublin County Development Plan 2016-2022* Map 8, annotated by Thornton O'Connor Town Planning, 2020

The provision of a warehouse with ancillary office space at the subject site effectively providing an extension to Greenogue Business Park will introduce substantial employment to the area complementing the existing employment uses in proximity to the site. Therefore, the proposed development is fully in accordance with the zoning objective.

### 6.3 Relevant Policies of the South Dublin County Council Development Plan 2016 – 2022

The following policies of the *South Dublin County Development Plan 2016 – 2022* are relevant to the proposed development:

Economic and Tourism (ET) Policy 1 (Overarching):

*'It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality'. [Our Emphasis]*

Economic and Tourism (ET) Policy 3 Enterprise and Employment (EE) of the *South Dublin County Council Development Plan 2016 – 2022* sets out that:

*'It is the policy of the Council to support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.' [Our Emphasis].*

The table below sets out further relevant policies of the Development Plan that are applicable to the subject development:

| Policy          | It is a policy of the Council:  |
|-----------------|---|
| ET3 Objective 2 | <i>'To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.'</i>   |
| ET3 Objective 3 | <i>'To support the phased expansion of the established Business and Technology Cluster to accommodate strategic high-tech manufacturing investments, research and development and associated uses.'</i>   |
| ET3 Objective 5 | <i>'To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.'</i>  |
| ET3 Objective 6 | <i>'To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.'</i>  |
| IE8 Objective 5 | <i>'Within the Department of Defence Inner Zone (delineated on Development Plan Index Map), in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground level should be permitted except where specifically agreed following consultation with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome.'</i> |

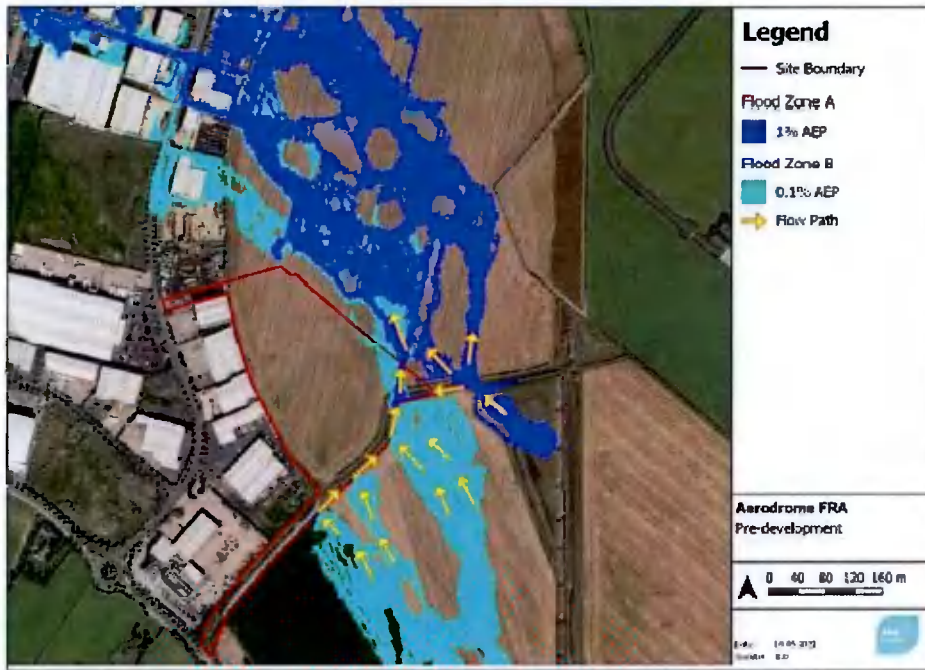


Figure 6.2: Flood Map (Indicative Boundary of Subject Site outlined in Red)

Source: JBA Consulting, 2021.

A site specific flood risk assessment (FRA) has been prepared by JBA Consulting, a copy of which is enclosed with this Planning Application. In conclusion the FRA notes the following:

*'The proposed design has been appraised against the following flood events: 1% AEP, 0.1% AEP, climate change. Review of the results confirm there is a low risk of inundation to proposed buildings on site during any flood event. The resulting FFL's provide a minimum freeboard of 500mm above the 1% AEP MRFS event.*

*The primary access route onto the proposed development is from the Jordanstown Road. The entrance of the site is on higher ground and it is situated within Flood Zone C.*

*Residual risk has also been assessed which includes partial blockage of the culvert under N7. Review of the results confirm that the proposed development will not be impacted from the blockage scenarios.*

*The Flood Risk Assessment was undertaken in accordance with 'The Planning System and Flood Risk Management' guidelines and confirms that the proposed development is appropriate from a flood risk perspective and is in agreement with the core principles of the planning guidelines*

The report concludes that there is no record of historical flooding on the subject site and the FRA demonstrates that the proposed design can manage flood risk appropriately.

## 6.7 Summary of Planning and Development Context

The proposed development to provide a warehouse development with ancillary offices and staff facilities is in accordance with the zoning objective pertaining to the site as the proposed



development will introduce significant employment to the subject site. The scheme is therefore fully in accordance with the 'EE' zoning objective '*to provide for enterprise and employment related uses*'. The portion of lands zoned 'RU' to the south-east of the site with an objective '*to protect and improve rural amenity and to provide for the development of agriculture*' will only be utilised for landscaping and pedestrian access.

The proposed development of this Planning Application in an established industrial area is a direct response to the market demand for warehousing of sufficient size to accommodate the requirements of large-scale modern storage and logistics operators. Therefore, it is considered that the subject development represents the proper planning and sustainable development of the area.



## 7.0 PLANNING ADMINISTRATION

### 7.1 Planning Fee

- A cheque made payable to South Dublin County Council in the amount of €38,000 representing the planning application fee payable in accordance with the provisions of Schedule 9 of the *Planning and Development Regulations 2001-2020*.

Details of fee calculation:

| Class   | Calculation         | Amount              |
|---------|---------------------|---------------------|
| Class 4 | €38,000 maximum fee | €38,000 maximum fee |

### 7.2 Statutory Notices

- An original page of the *Star* published on Friday, 28<sup>th</sup> May 2021, in which notice of the application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations, 2001-2020*.
- One copy of the Site Notice dated Friday, 28<sup>th</sup> May 2021, and erected or fixed on the land or structure pursuant to article 17(1)(b) of the *Planning and Development Regulations, 2001-2020*.

### 7.3 Planning Application Form

- A completed South Dublin County Council Planning Application Form dated Friday, 28<sup>th</sup> May 2021.

### 7.4 Planning Report

- Six copies of this Planning Report prepared by Thornton O'Connor Town Planning dated Friday, 28<sup>th</sup> May 2021.

### 7.5 Documents Prepared by Kavanagh Burke Consulting Engineers

Six copies of each of the following documents:

- Report entitled '*Design Statement*', dated May 2021; and
- Report entitled '*Drainage Design Report*', dated May 2021.



#### 7.6 Documents Prepared by JBA Consulting

Six copies of each of the following documents:

- Report entitled '*Appropriate Assessment Screening Report*' dated May 2021.
- Report entitled '*Flood Risk Assessment*' dated May 2021.
- Report entitled '*Ecological Impact Assessment*' dated May 2021.

#### 7.7 Verified View Montages Prepared by Digital Dimensions

- Six copies of the *Verified Views* prepared by Digital Dimensions, dated May 2021.

#### 7.8 Report Prepared by Stephen Reid Consulting Traffic and Transportation

- Six copies of *Traffic Impact Assessment* prepared by Stephen Reid Consulting Traffic and Transportation May 2021.

#### 7.9 Report Prepared by Axiseng Consulting Engineers

- Six copies of the *Part L Compliance Report* prepared by Axiseng Consulting Engineers, dated 21<sup>st</sup> May 2021.

#### 7.10 Report Prepared by AONA Environmental

- Six copies of the *Noise Impact Assessment Report* prepared by AONA Environmental, dated May 2021.

#### 7.11 Drawings

- Six copies of the following drawings enclosed with this Application:

| Kavanagh Burke Consulting Engineers |   |        |      |
|-------------------------------------|---|--------|------|
| Drawing No.                         | Drawing Title   | Scale  | Size |
| GA-A01                              | Ground Floor Plan   | 1:200  | A0   |
| GA-A02                              | First Floor Plan  | 1:200  | A0   |
| GA-A03                              | Second Floor Plan   | 1:200  | A0   |
| GA-A04                              | Ancillary Office – Enlarged Floor Plans                                     | 1:100  | A1   |
| GA-A05                              | Ancillary Drivers Office & Warehouse Toilet Block Floor Plans & Section A-A | 1:100  | A2   |
| GA-A06                              | Section B-B   | 1:125  | A0   |
| GA-A07                              | Elevations  | 1:200  | A0   |
| GA-A08                              | Contiguous Elevations A-A   | 1:200  | A0   |
| D1                                  | Site Location Map   | 1:2500 | A1   |

|    |                                       |       |    |
|----|---------------------------------------|-------|----|
| D2 | Existing Topographical Survey         | 1:500 | A0 |
| D3 | Site Plan with Swept Paths            | 1:500 | A0 |
| D4 | Drainage & Watermain Layout states A0 | 1:500 | A0 |
| D5 | Watermain Details                     | NTS   | A1 |
| D6 | Foul MH Details                       | NTS   | A0 |

#### JBA Consulting

| Drawing No.             | Drawing Title        | Scale | Size |
|-------------------------|----------------------|-------|------|
| FDJ-JBAI-XX-XX-DR-L0002 | Landscape Masterplan | 1:750 | A1   |
| FDJ-JBAI-XX-XX-DR-L0004 | Planting Plan        | 1:750 | A1   |

#### Axiseng Consulting Engineers

| Drawing No.              | Drawing Title                | Scale  | Size |
|--------------------------|------------------------------|--------|------|
| SRA-AXE-XX-XX-DR-E-60101 | Floor/Block Location Service | 1:1000 | A1   |



## 8.0 CONCLUSION

The proposed development represents a significant investment providing warehousing with ancillary offices and staff facilities on an appropriately zoned site which will form an extension to the Aerodrome Business Park.

The proposed development is fully in accordance with the zoning objective pertaining to the subject site *'to provide for enterprise and employment related uses'* and is in accordance with the policies of the *South Dublin County Development Plan 2016 – 2022*. The small portion of lands to the south which are zoned Objective 'RU' – Rural and Agriculture' where the objective is *'to protect and improve rural amenity and to provide for the development of agriculture'* will be utilised for landscaping and pedestrian access. It is contended, therefore, that the proposed development adheres to the key principles of the proper planning and sustainable development of the area.

The warehouse subject to this Planning Application is an sufficient size and scale to accommodate the market demand for appropriately sized warehousing that can facilitate the modern operational capacity of the logistics and storage sector.

We trust you will find this application in order.

Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Signed:

A handwritten signature in black ink that reads "Sadhbh O'Connor".

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Sadhbh O'Connor  
Director  
Thornton O'Connor Town Planning



