

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE


Jordanstown Properties Limited intend to apply for permission for development of lands (2.7 hectares) at a site known as 'Site C' College Lane, Greenogue, Rathcoole, Co. Dublin. The development will consist of modifications to a permitted warehouse development (as granted under SDCC Reg. Ref SD19A/0407).

The amendments principally comprise: an overall increase in the commercial floor area by 15,479 sq m from the permitted 13,959 sq m to 29,438 sq m. The permitted scheme has 3 No. internal ancillary office floor levels, and the proposed alterations provide 2 No. mezzanine levels in the warehouse area (i.e a total of 5 No. internal floor levels). The permitted maximum height of the development at 23.7 metres will remain unchanged.

The additional 15,479 sq m development proposed will comprise an increase in the warehouse floor area from 12,369 sq m to 13,353 sq m, staff facilities from 548 sq m to 2,582 sq m and ancillary office area from 1,042 sq m to 2,437 sq m. In addition to the provision of a 2 No. storey mezzanine warehouse area (9,703 sq m), integrated plant room (434 sq m) and plant area on 2 No. floors (929 sq m).

The development will also include the construction of a 2 No. storey car-parking area (4,057 sq m and 7.8m height) to accommodate an increase from the previously permitted 119 No. ancillary car parking spaces to 190 No. car parking spaces; 13 No. designated van parking spaces (no dedicated van spaces previously proposed); 72 No. permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 No. to 14 No. and the provision of 16 No. 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 (15 sq m and 3 m height); bin storage (42 sq m and 2.9 m height); amended lighting layout; signage; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: 

(Agent) Sadhbh O'Connor

Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum Dublin 14

Date of Erection of Site Notice: 16th July 2021