

Proposed extension to permitted storage
Warehouse building together with RETENTION
of existing extension comprising of
reception & office spaces at
M50 Business Park,
Ballymount,
Dublin 12

Design Statement

Applicants: HSIL Properties.
26th July 2021

Planning Department, South Dublin County Council.

1.0 Introduction

This report has been prepared in support of an application for planning permission on behalf of HSIL Properties, for proposed extension to permitted storage warehouse building (Previous Planning Reg. No. SD15A/0254), comprising of approx. 2,198 sq. m. additional warehouse storage space, located at M50 Business Park beside the M50 Ballymount Interchange, Ballymount, Dublin 12. D12 HW6X.

RETENTION permission is also sought to regularise an extended area at ground floor & first floor levels, comprising of additional reception area and office space, which was constructed at the same time as the original building.

The proposed development will consist of;

1. Retention Permission for as constructed extended floor areas to ground floor level reception area (approx. 38sqm), and first floor level office areas (approx. 49sqm).
2. Planning Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building, together with associated external signage, site development works. The proposed extension would provide additional storage space at second floor level only (approx. 2,198sqm), and form an undercroft to the permitted access/entrance areas.

When the original building was under construction, the applicant received planning permission on 17th July 2017 (Planning Reg. No. SD16A/0456), for an extended storage area of 778m² at Level 02 (Second Floor Level), ancillary office space at Level 01 (First Floor Level) of 49m², and an extended reception area/lobby at Level 00 (Ground Floor Level) of 38m².

However, at the time of construction, the applicant did not proceed with the extended storage floor area, but they did construct the ancillary office space at First Floor Level (of 49m²), and an extended reception area/lobby at (Ground Floor Level (of 38m²). This is now the subject of this proposed RETENTION permission application (item 1 above).

It is now the applicant's intention to seek planning permission to extend the storage area to the warehouse storage unit to 2,198m² (item 2 above).

This report has been compiled by Jarlath Johnston, Building Surveyor.

2.0 Brief description of proposed development

The existing warehouse storage building was completed in 2017, and comprises of a 5 storey building providing a gross internal floor area of 12,036m² which includes ancillary office space, toilets, reception/lobby area. Site area of approx. 0.77 hectares, located in the M50 Business Park, beside the M50 Ballymount Interchange, Ballymount, Dublin 12.

When the building was under construction, the applicant included an extended office space at first floor level) of 49m², and an extended reception area/lobby at Level 00 (Ground Floor Level) of 38m². The applicant now wants to regularize this development and is the subject of the proposed RETENTION permission application.

It is now the applicant's intention to seek planning permission to extend the storage area to the warehouse storage unit to 2,198m²

3.0 Photos of existing permitted warehouse building.
Permitted building was completed in late 2017.



4.0 Zoning / Development Plan

From the South Dublin County Development Plan 2016 – 2022, the proposed site is zoned as EE 'To provide for enterprise and employment related issues.

In accordance with Table 11.23 from the SDCC Development Plan 2016-2022, 1 no. car parking space shall be provided for each 100m² GFA for zone 1 site warehouse floor area provided.

Proposed extended floor area (GFA) = 14,234m², therefore we note the following.

- SDCC parking requirements – 142 spaces.

The car parking assessment carried out by the applicant over the last three and a half years since the premises has been opened, has shown that the parking requirement is considerably less than that required by the SDCC Development Plan 2016-2022,

Therefore, the applicant proposes the following.

- Proposed parking spaces provided – 82 spaces.

The cumulative arrival & departure profile of the self-storage warehousing development supports a reduction in the parking requirements to be provided.

1 no. wheel chair accessible parking space will be provided adjacent to the main entrance.

4.0 Detailed description of proposed development

4.1 Site Layout

The permitted warehouse storage building is an L shaped building. The proposed extension is located in the eastern corner which will form an under-croft to the permitted access/entrance areas.

The proposed extension will be located close to the permitted vehicular site entrance, and we have located new steel column supports to allow for safe through access. An alternative entrance is being maintained at the south of the subject site to allow for emergency vehicles. There will be a minimum cover of 5metres, to allow for traffic including various vans, etc to access the under-croft area. We have included a traffic path analysis on Drawing No 2131_P-05, which illustrates likely traffic movements in the vicinity of the extension.

4.2 Pre Planning Advice

No pre-planning meeting was sought by the applicant.

4.3 Design

The proposed extension will complement the existing permitted building. The overall height will not exceed the permitted building and it is proposed to provide a full height structure to match the permitted building. Internally, there will only be one level (Level 02) provided for additional storage which equates to 2,162m². At first floor level (Level 01), there is an ancillary office area which equates to 49m², and at ground floor level (Level 00), the reception area / lobby will be increased by 38m².

The extension will be consistent in external finishes to the permitted building. A gently curved roof structure will tie in with the permitted roof structure, and the external walls will comprise of painted sand/cement render finish at ground floor level, and an anodized/powder coated aluminium panels elsewhere.

A 2m deep band in Sunflower Yellow is proposed around the entire perimeter, as well as the eaves, top hat, and eyebrow details. Windows, flashings, sectional doors, and external fire doors shall also be in Sunflower Yellow. All main cladding panels shall be in Cornflower Blue. As illustrated on elevation planning drawings.

4.4 Scale & Density

The proposed development will be of a scale which is consistent with the permitted building. The apex of the new roof will not exceed the original 16.8m (5 storey) above site level.

4.4 Access & Car Parking

It is considered that the intended use of the permitted building and the proposed extension will not warrant excessive requirement for on-site car parking. The nature of the use, i.e. self-storage will mean that patrons will attend the site for loading or unloading only, at the various access doors. There will be minimal numbers of staff on site at any time (approx. 5 no. in total). However, in accordance with Table 11.23 from the SDCC Development Plan 2016-2022, we have included for a total of 82 no. car parking spaces. 1 no. wheel chair accessible parking space will be provided.

Pedestrian access is provided from existing infrastructure within the M50 Business Park, through the eastern boundary.

Whilst the site is well served by the adjacent Ballymount Interchange (Junction 10 of the M50), and the existing road network within Ballymount and M50 Business Park, there is also a LUAS stop within 1500mm of the subject site (zone 1) which will provide pedestrian access.

4.5 Landscaping & Boundary Treatment

Pre planning advice was sought from Deirdre O'Riordan, SDCC, however no response was received at time of application.

5.0 Conclusion

It is considered that the proposed development will comply with proper planning and sustainable development of the area, and on behalf of the applicants we request that the Council will therefore grant permission.

Signed:

Dated:



Jarlath Johnston. B.Sc. Building Surveyor
J.M. Johnston Project Management & Building Design Consultants

