



RDF ARCHITECTS & PLANNING

# RDF Architects & Planning Ltd.

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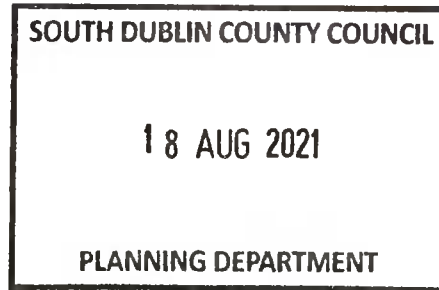
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South Dublin County Council,  
County Hall Tallaght,  
Buvinda House,  
Dublin 24,  
D24 A3XC

13th August 2021

Ref: Planning Permission for



Retention for: A) 2 bay portal frame, B) Additional floor area to existing industrial unit, and  
Permission for: C) Roofing of 2 bay Portal Frame Structure, D) Extension to existing  
industrial unit, E) Construction of a Concrete Resurfaced Area in main yard, F) Minor internal  
layout & elevational revisions to existing industrial unit and all associated site works  
including underground surface water attenuation and related utilities & works at Heiton Steel,  
Ashfield, Naas Rd, Clondalkin, Dublin

Agent: RDF Architects & Planning Ltd.

Dear Sir/Madam,

We, RDF Architects & Planning Ltd, on behalf of Chadwicks Group Ltd, would like to submit  
an application for the above works.

In support of a Planning Application for the above project, please find enclosed the following  
documentation:

- 6 No. copies of signed Application Form
- Cheque payment for fee of €4630
- 2 No. Relevant page of Newspaper Notice
- 2 No. copies of Site Notice
- Find enclosed 6 No. Copies of the following Drawings & Reports:

ARCHITECTS DRAWINGS			
DRAWINGS NUMBER:	DRAWING DESCRIPTION	SIZE	SCALE
21-037 -P- 100	Site Location Map	A3	1:2500
21-037 -P- 110	Site Layout Plan & Section A-A	A3	1:500
21-037 -P- 120	Site Layout Plan	A3	1:1000
21-037 -P- 200	Existing & Proposed Floor Plans	A2	1:200

21-037 -P- 300	Existing & Proposed Elevations	A2	1:200
21-037 -P- 310	Ex. & Pr. Side Elevations Section A-A	A3	1:200

Dixon Brosnan – Environmental Consultants			
Report in Support of Appropriate Assessment Screening			

DRA – CONSULTING ENGINEERS			
DRAWINGS NUMBER:	DRAWING DESCRIPTION	SIZE	SCALE
21194-150	Proposed Drainage Layout	A1	1:250
Drainage Design Report			

Flo Gas			
2x1 Tonne Installation			

**PROJECT OVERVIEW:**

➤ **Existing Unit & Proposed Development:**

The existing single storey industrial unit comprises of 2466sq.m which includes an office and toilet.

As part of this submission the following is being sought:

- To Retain a 2 bay Portal Frame to the eastern gable of the existing unit and the proposal to sheet the roof of this structure only.
- The existing toilet and office in the existing industrial unit previously granted in 2000, ref: S00A/0379 is to be relocated within this unit at the eastern gable.
- Proposed Extension at the western gable of 716.4 sq.m to facilitate a new shot blast machine and operations area.
- Construction of a concrete plinth in the yard to include an Attenuation Tank to manage any additional surface water.

➤ **Site Location:**

The proposed development is located in Ashfield, off the Nass Rd (N7), to the rear of the Heiton Steel site. The site is bonded by the Newlands Crematorium to the South, grassland & scrub to the West and industrial units to the North and East.

Heiton Steel provides various services to the construction industry such as Shot-blasting & Priming, Hi-Ab Deliveries, Steel Cutting and Steel Cut & Bend. All these services are carried out in their existing unit located at the rear of the site which this application relates to.



Fig.1.0 Google image with the Proposed Site bounded in Red

### ➤ Planning History

Planning was sought in 2000 for a 1466sq.m single storey industrial unit which included an office and toilet, a new gantry crane with concreted base at the north western gable and concrete slab to the surrounding yard, Granted Permission on 09.10.2000, planning ref: S00A/0379.

## View Application S00A/0379

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<b>Date Received:</b>	02/06/2000
<b>Last Action:</b>	02/06/2000
<b>Application Type:</b>	Permission
<b>Submission Type:</b>	Additional Information
<b>Closing Date for Submissions:</b>	N/A
<b>Applicant:</b>	Heiton McFerran,
<b>Location:</b>	Ashfield, Naas Road, Clondalkin, Dublin 22
<b>Proposed Development:</b>	Provide new single storey industrial unit providing 1466sq.m. floor space including office and toilet, and new external gantry crane.
<b>Decision Due:</b>	09/10/2000

### Decision Details

<b>Decision Date:</b>	09/10/2000
<b>Decision:</b>	GRANT PERMISSION
<b>Final Grant Date:</b>	24/11/2000

➤ **Zoning:**

The development is located within an area Zoned: C2.1 – Industrial, Enterprise, Employment as per the South Dublin County Council Development Plan 2016-2022. Industrial, enterprise, employment refers to zones where manufacturing and the provision of related services are the primary intended uses.

➤ **Environmental Impact Assessment Comments:**

The subject development does not fall within the mandatory requirements for EIA as set out in schedule 7 of the Planning and Development Regulations 2001. Regarding the nature and scale of the proposed development and the nature of the receiving environment, there is no likelihood of significant effects on the environment arising from this proposal, please see the AA Screening Report by Dixon Brosnan, Environmental Consultants, enclosed with this application.

➤ **Architectural and Archaeological Heritage Comments:**

The development is not within a Designated Area however it is within a 15km radius of European site(s). The proposed development has no affect on any European Site(s) as detailed in the AA Screening Report by Dixon Brosnan, Environmental Consultants, enclosed with this application.

➤ **Flood Assessment**

The proposed development is not within a flood risk area.

➤ **Foul Drainage**

The existing toilet and office in the existing industrial unit previously granted in 2000 is to be demolished and relocated within this unit at the north eastern gable. The new toilet facilities will match the size of the existing and will not increase the foul load on the existing foul sewer. A new service connection will be required in order to connect the toilet from the new location into existing manhole, please see DRA Consulting Engineers report & drawing enclosed with this application.

➤ **Surface Drainage**

The surface water from the development will be routed to an underground attenuation tank before being discharged into the existing stormwater line. Surface water attenuation has been designed in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GSDS), please see DRA Consulting Engineers report & drawing enclosed with this application.

➤ **Public Water**

There is no requirement for a new connection as the site is connected to the existing Public water main.

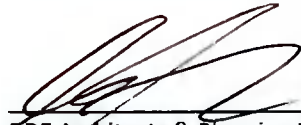
➤ **Car Parking**

There will be no requirement for extra car parking in this proposal as it is for additional manufacturing floor space only.

Please acknowledge receipt of this application at your earliest convenience.

Yours sincerely,

**Caroline Ahern**



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RDF Architects & Planning Ltd.

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