



ARCHITECTURAL GROUND FLOOR PLAN - UPPER scale 1:250

TABLE OF GROSS INTERNAL FLOOR AREAS & USES

DEVELOPMENT AT BUSINESS PARK	OFFICES		STAFF FACILITIES		WAREHOUSE	CHARGING AREA	MEZZANINE	TOTAL BUILDING
	OFFICE BLOCK A	OFFICE BLOCK B	A*	B**				
LOWER GROUND FLOOR	264 m ²	273 m ²	74 m ²	79 m ²	12,208 m ²	385 m ²	12 m ²	13,261 m ²
UPPER GROUND FLOOR	3,955 m ²	2,531 m ²	62 m ²	65 m ²	13,467 m ²	285 m ²	426 m ²	18,168 m ²
FIRST FLOOR	417 m ²	62 m ²	119 m ²	144 m ²	12,208 m ²	285 m ²	75 m ²	14,941 m ²
SECOND FLOOR	3,538 m ²	2,469 m ²	62 m ²	65 m ²	12,208 m ²	285 m ²	87 m ²	14,455 m ²
TOTAL	11,117 m ²	8,237 m ²	62 m ²	65 m ²	12,208 m ²	285 m ²	87 m ²	14,455 m ²

1 2 3 - ALTERATION NUMBER FOR SUBJECT APPLICATION

The subject alterations for which Planning Permission is sought for are as follows:
 1. Reconfiguration of the ground floor area as follows:
 A. Provision of a new ancillary storage area to the proposed building's eastern elevation measuring 75m², at mezzanine level.

2. Change of Use of 57m² of warehouse floor area to staff facilities due to the following:
 B.1. Addition of single storey fire protected corridor from Office A to in the south-west corner of the warehouse, overall 45m² floor area addition.
 B.2. Addition of stairs from warehouse to mezzanine level, overall 12m² floor area addition.
 2. Elevation alterations:
 A. Introduction of covered glazed structure at the main Office entrance to the front (southern) elevation, overall height 6.10m;
 B. Introduction of Integrated Modular Louve System to Charging Area to the front (southern) and side (eastern) elevation;
 C. Change of colour of southern elevation warehouse canopy to Anthracite; and
 D. Introduction of fire escape doors to the side (eastern) elevation.
3. Site plan alterations:
 A. Omission of an existing roundabout and provision of revised road junction with an access/egress to the proposed development and to the existing Business Park boundary;
 B. Provision of a new boundary fence Type A to the southern and eastern site boundary;
 C. Introduction of additional 26 No. HGV parking spaces to the western concrete yard (overall area 1547m²) and the omission of car parking at the same location; introduction of 6 No. van parking spaces (overall area 240m²) and rearrangement of the car parking spaces due to introduction of the above changes, plus addition of gas tank and generator, and
 D. Associated drainage layout adjustments due to the inclusion of the above alterations.

<p>Job Title</p> <p>PROPOSED DEVELOPMENT AT KINGSWOOD BUSINESS PARK, BALDONNEL, DUBLIN 22</p> <p>Architect/Client</p> <p>JMC VAN TRANS LTD</p>	<p>Drawing Title</p> <p>ARCHITECTURAL GROUND FLOOR PLAN UPPER</p> <p>Drawing Status</p> <p>PLANNING ALTERATIONS (2021)</p>	<p>Drawn</p> <p>ED</p> <p>Checked</p> <p>UB</p> <p>Approved</p> <p>UB</p> <p>Scales</p> <p>1:250</p> <p>Date</p> <p>August 2021</p>	<p>Job No.</p> <p>D1568</p> <p>Drawing No.</p> <p>GA-A101</p> <p>Rev.</p> <p>PL6</p>
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