Mark	Date	By	Chk	App
P1.5	30.09.25	ED	JV	-

ISSUED FOR PLANNING ALTERATIONS

Purpose

PROPOSED DEVELOPMENT AT KINGSWOOD BUSINESS PARK, BALDONNEL, DUBLIN 22	Project No.
JMC VAN TRANS LTD	Project Status PLANNING ALTERATIONS 2021
Architect	Drawing Title ENLARGED OFFICES A & B LAYOUT
Checked GD	Drawing No. D1568
Approved GD	Scale 1:100
Date 30.09.25	Paper size A1

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Rev. PLG

Drawing No. GA-A-102

OFFICE BLOCK A - GROUND FLOOR PLAN LOWER
SC 1:100

OFFICE BLOCK A - GROUND FLOOR PLAN UPPER
SC 1:100

OFFICE BLOCK A - FIRST FLOOR PLAN
SC 1:100

OFFICE BLOCK A - SECOND FLOOR PLAN
SC 1:100

OFFICE BLOCK B - FIRST FLOOR PLAN
SC 1:100

OFFICE BLOCK B - GROUND FLOOR PLAN - LOWER
SC 1:100

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1 | 2 | 3 - ALTERATION NUMBER FOR SUBJECT APPLICATION

The subject elements to which Planning Permission is sought for are as follows:

1. Reconfiguration of the ground floor area as follows:
   A. Provision of a new sunday garage area to the proposed carrying wash bay.
   B. Change of use of 57m2 of warehouse floor area to staff facilities due to the following:
      B.1. Addition of single storey fire protected concrete from Office A & B to the south-west corner of the warehouse, overall 62m2 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.
B. Introduction of frameless double doors to Changing Area to the front.
C. Change of use of southern elevation warehouse canopy to Administrative and (canteen) and ancillary (assembly) elevation.
D. Introduction of new escape doors to the side (eastern) elevation.

1. Site alterations.
A. Omission of 4m parking modules and provision of revised car parking with an accompanying to the proposed development and to the existing business Park.
B. Provision of a new boundary fence type A to the southern and eastern site boundary.
C. Introduction of landscaping as per drawing no. 1 and 2 of the proposed (owned) area. Earthing and the omission of car parking at the same location.
D. Associated drainage layout adjustments due to the inclusion of the above alterations.

TABLE OF GROSS INTERNAL FLOOR AREAS & USES

1.A / 1.B	OFFICES		STAFF FACILITIES		WAREHOUSE	CHANGING AREA	MEZZANINE	TOTAL BUILDING
	OFFICE BLOCK A	OFFICE BLOCK B	A*	B*				
LOWER GROUND FLOOR	-	-	74 m² 797 ft²	62 m² 667 ft²	1208 m² 13,000 ft²	285 m² 3,067 ft²	12 m² 129 ft²	1,628 m² 17,520 ft²
GROUND FLOOR	2,594 m² 27,919 ft²	-	227 m² 2,444 ft²	-	-	-	-	2,821 m² 30,363 ft²
UPPER GROUND FLOOR	447 m² 4,811 ft²	-	119 m² 1,280 ft²	-	-	-	-	566 m² 6,091 ft²
FIRST FLOOR	2,594 m² 27,919 ft²	62 m² 667 ft²	190 m² 2,045 ft²	62 m² 667 ft²	1208 m² 13,000 ft²	285 m² 3,067 ft²	12 m² 129 ft²	4,413 m² 47,494 ft²
SECOND FLOOR	373 m² 4,015 ft²	-	-	-	-	-	-	373 m² 4,015 ft²
TOTAL	6,008 m² 64,664 ft²	62 m² 667 ft²	610 m² 6,566 ft²	124 m² 1,334 ft²	2,416 m² 26,000 ft²	570 m² 6,134 ft²	24 m² 258 ft²	9,814 m² 105,633 ft²