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Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

J.O'T
SOUTH DUBLIN COUNTY COUNCIL
27 AUG 2021
PLANNING DEPARTMENT

Planning and Development Consultants
Airport Hub, Furry Park, Swords Road
Santry
Dublin 9
T: 087 2903208

Dear Sir/Madam

Re: Retention application O&S Doors Limited. Units F2 and F3 Weatherwell Business Park, Clondalkin, Dublin 22

Introduction

Tony Bamford Planning has been engaged by the applicant to prepare this planning application for retention of development at the above property. This application seeks to remedy some irregularities in the constructed building; issues our client acquired when it took ownership of the property.

Applicant's Business

O&S Doors manufacture and distribute kitchen doors. These are made off site in Northern Ireland and shipped to this warehouse and distribution depot for sale solely to trade. The warehouse stores manufactured doors and other sheeting material which is used in building. There is no door production on site. There is a trade counter/showroom which is used for showing trade customers the manufactured, product samples. This area is also the point at which person – person sales are made. Sales are also made online and by phone. Product is of course delivered to customers or picked up as necessary.

The main components of the application

There are four main components to this application as set out in the planning notices include:

- Amalgamation of units F2 and F3 (with connecting doors at ground and first floor levels);
- its use for warehouse and distribution with ancillary trade counter and showroom at ground and first floor levels;
- The retention of offices at second floor level which are ancillary to the overall warehouse operation; and,
- The retention of all signage and external illumination of the signage.

We review each of these in turn. Please note that we have coded each of the areas for retention on the submitted plans for ease of reference:

Amalgamation:

When the applicant took up occupation of the units they had already been amalgamated at ground and first floor level (as shown on the submitted plans). The amalgamation of the buildings is of little planning consequence as the use of units 2 and 3 as a single entity represents the adaptation of an existing urban resource for a beneficial, job creating, purpose entirely in line with National, Regional and local planning and sustainable development policy.

Re-using existing buildings, within the Urban area for example complies with NPF 11.

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns, and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

The reuse of vacant or underused properties is also a theme that runs through the County Development Plan.

Change of Use of units F2 and F3:

The history available online is limited. The only reference available relates to Unit F3 which was for the retention of part of the second floor for industrial logistics; the retention of the first and part of the second floor as a gym and the change of use of the industrial to gym. So, unit F3 was mostly being used as a gym the use of which was regularised¹.

¹ SD05a/0035 permission granted for retention of uses.

What we then know of its use prior to the gym, and by reference to the description above, is that it was probably an industrial unit. It seems likely then the Unit F2 was also granted as an industrial use.

In either case, the change of use is required, whether from gym or industrial to warehouse and distribution with ancillary trade counters.

Turning then the zoning of the site.

Zoning of the Subject Property

The application site is located on lands zoned "EE" which is to provide for enterprise and employment related uses, in the South Dublin County Development Plan 2016-2022.

Uses that are generally permitted in these areas:

Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq.m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.

Warehousing is a permitted use. The trade counter (ground floor) and showroom (first floor) are ancillary to the main warehouse and fall under that use. These are the areas where products are displayed and sales to trade can be made, as part of the distribution function of the overall use.

In this regard, the retained use complies with the underlying zoning in terms of the intended purposes for the area and creates and sustains jobs.

Signage

The signage component of this application is modest in nature and entirely appropriate for an industrial location. The signage is a similar scale to other such signage in the area. The signage as proposed accords with Section 11.2.8 of the Development Plan.

Car Parking:

Parking at this location is fixed. At a basic level the use of F3 as a gym in this particular location would have generated more traffic movements than industrial or warehousing. Within the

demise (Blue line lands on Site Location Plan) there are 11 parking spaces as shown on the Site Layout Plan, to the side and front of the units.

The County Development Planning Standards are *maximums*. Warehousing has a rate of 1space per 100 sqms. The total gross floor area of 1,097sqms. This generates a need for 11spaces. 11 spaces are therefore more than adequate.

Conclusions

This is a relatively straightforward application to regularise aspects of the buildings fabric, amalgamation and use. The reuse of the entire property is entirely appropriate and represent proper planning and sustainable development.

We trust the Planning Authority will consider this application sympathetically and we look forward to a positive decision in due course.

Yours faithfully



Tony Bamford
Tel: 087 2903208

Schedule of Documents lodged with the Application.

O&S Doors Ltd – Weatherwell Ind Park

TBP Ref: 20079

Item	Prepared By
Planning Application form	Prepared by TBP
Copy of Newspaper notice	Daily Star
Copy of Site Notice	Erected
Letter of Authority from Land owner	Included in Application Bundle
Planning Fee	Cheque enclosed TBP
Plans	Prepared By
Cover letter TBP	TBP
Site Location Plan 01-01 Rev B	Prefix: 3605 Clarman
Site Layout Plan 01-02 Rev A	Clarman
Floor Plans 02-02 Rev B	Clarman
Elevations 03-01 Rev B	Clarman
Signage Details 03-02	Clarman

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