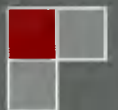


2021

Proposed Part Change of Use
from Production/Warehousing to
uses associated with storage and
distribution for an automotive
enterprise at Units 2007 & 2008
Orchard Avenue, Citywest
Business Campus, Dublin 24,
D24 RW52.

Planning Report

Planning Report to accompany Planning Application lodged with South Dublin County Council for proposed development of an automotive enterprise campus at Units 2007 & 2008 Orchard Avenue, Citywest Business Campus, Dublin 24, D24 RW52.



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1 Introduction

This planning report has been prepared to accompany a planning application by Gowan Distributors Ltd. seeking permission for a proposed change of use of parts of an existing warehouse distribution building at Units 2007 & 2008 Orchard Avenue, Citywest Business Campus, Dublin 24, D24 RW52.



Figure 1: Site Location Plan

The applicants, Gowan Distributors Ltd who are the exclusive importer and distributor of Peugeot (since 1969), Honda (since 1984), Opel (since 2019), Citroen and DS (since 2021) in Ireland through a wide network of dealers throughout the country.

The applicants wish to establish, in the interests of efficiency, a central parts storage facility for these brands to operate a single depot to store and then distribute to all their motor locations nationwide. It is also wished to locate all their office administrative staff in a single location. (Sales staff will continue to operate out of the individual sales outlets nationwide). Following a search this premises meets this requirement in terms of space, location and existing permission.

The applicants wish to add a number of features to this premises and these are the subject of this application. Permission is sought to change parts of the premises to a marketing suite/showroom, mechanical academy/training school, additional ancillary office space, changes to elevational treatment, hand-wash valet structure, 25 no. electric car charging points, 14 additional parking spaces and new signage.

Finally, to confirm, the proposed use is not for motor sales and will not be open to the general public. The detailed layout of the proposal is shown in the drawings which accompany the application.

2 Site Context

The site is c. 2.348 ha located at Orchard Avenue within the Citywest Business Campus. It is approximately 2.5 km from the outer ring road connecting the N7 with the Lucan by pass (N4) and the N81. The M50 motorway is approximately 6.4 km to the east

The site comprises a circa 9,300 sq.m production / warehousing unit with ancillary office units at the western elevation and there are 101 no. car park spaces within the existing facility (when amended to include accessible spaces in accordance with the current requirements of Irish Building Regulations part M).

Units 2007 and 2008 were originally intended as two separate buildings but were attached and interconnected to form 1 overall building in 2001 (Reg. Ref. S01A/0001). The building is generally of steel portal frame construction covered with a twin skin insulated metal deck incorporating perspex roof lighting.



Figure 2: Aerial photo with indicative outline of the subject site in red.



Figure 3: front (west) elevation view of the site

3 Planning Policy Context

South Dublin County Council Development Plan 2016-2022

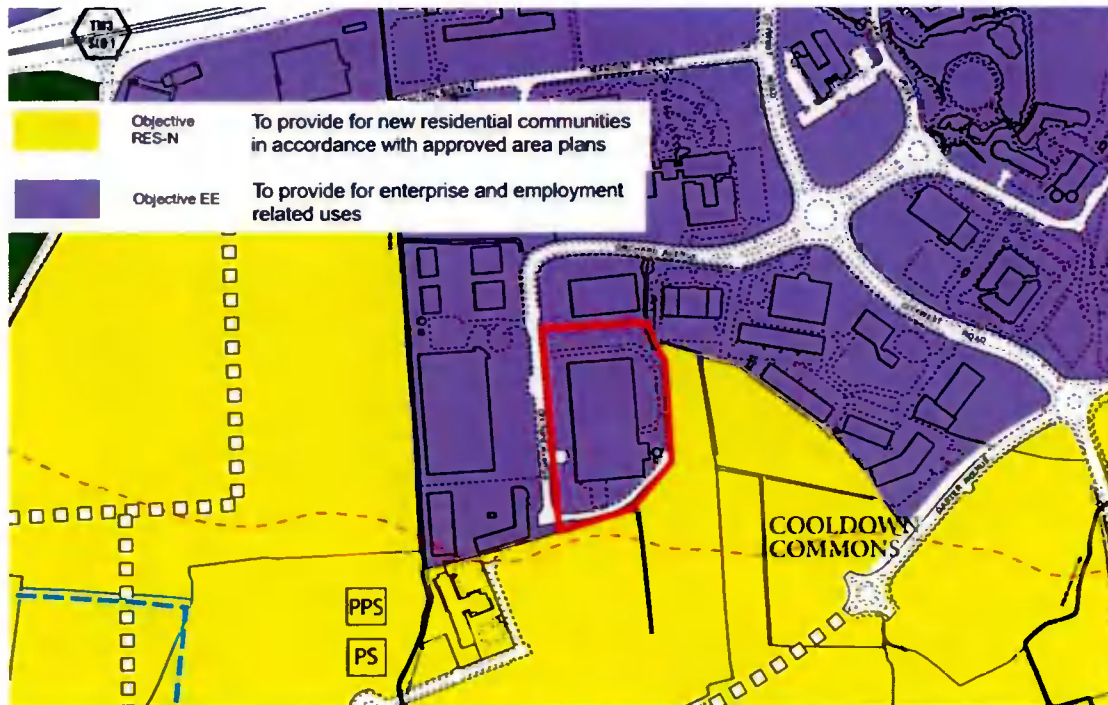


Figure 4: Zoning Plan from South Dublin County Development Plan 2016-2022 identifying the sites zoning objective.

The subject site is zoned 'Objective EE' which seeks "to provide for enterprise and employment related uses".

Industry – Light and Warehousing are permitted in principle uses. As already noted, it is considered the definition of these uses suitably encompass the uses proposed as part of this Application. The definitions are outlined below.

Industry – Light "The use of a building or part thereof or land for industry in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc".

Warehousing "A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function."

4 Planning History

There are a number of previous planning applications submitted on the subject site.

90A/2340; Permission granted on appeal 17/10/91

For an industrial and business park.

S97A/0594; Permission Granted 7/01/98

Alterations to previously approved unit consisting of the following: Revisions to external elevations; New Two storey internal office/toilet block at front; New two storey plant room at rear; New sprinkler tank & pump house at rear; New external chiller storage/screening at rear; Two new depressed loading bays with dock levellers, ramped access & retaining walls all at the rear; New smoking shelter at South side of unit; Three new flag poles at front; Revisions to Site Layout and miscellaneous works all at Unit 2008 at phase one.

S00A/0321; Permission Granted 25/08/00

Addition of 7 no. new windows and 2 no. new glazed screens to the north elevation.

S00A/0268; Permission Granted 1/08/00

For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340.

S01A/0001; Permission Granted 12/04/01

Amendments to existing planning permission (Reg. Ref. S00A/0268) for alterations and extensions to previously approved industrial facility, unit 2007, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,090 sq.m. The amended building shall be attached to, and interconnect with adjoining unit 2008 (Reg. Ref. S97A/0594). The development, which will include all associated site works, car parking, delivery yards and site services on a site of circa 3 acres. The site forms part of the previous overall permission, Reg. Ref. 90A/2340.

SD03A/0534; Permission Granted 31/10/03

Construction of 2 no. car parks on grade, each of area 262 sq.m and with 14 car spaces and are to be located off existing private circulation road which serves the factory. **only one of these car parks was constructed**

5 The Proposed Development

The Statutory Notices read as follows:

South Dublin County Council – We, Gowan Distributors Limited, seek planning permission for development at Units 2007 & 2008 Orchard Avenue, Citywest Business Campus, Dublin 24, D24 RW52. The development will consist of the changes of use within parts only of the existing building from storage and production to a) use of an area as a marketing suite / showroom (380 sq.m. ground floor together with an 80 sq.m. first floor mezzanine extension), b) automotive academy & training area (925 sq.m), c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor, d) two-storey briese soleil / sun shade structure to the south elevation, e) additional windows and glazed screens on all elevations, f) new single storey hand-wash valet structure (146sq.m) on south elevation, g) new wall mounted signage to west and south elevation, h) 14 no. new car parking spaces (previously approved) and 25 no. new electric car charging points, i) revisions to the existing hard and soft landscaping to accommodate the development, j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation, k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6,925 sq.m) will continue in use for storage and distribution with ancillary office use continuing also.

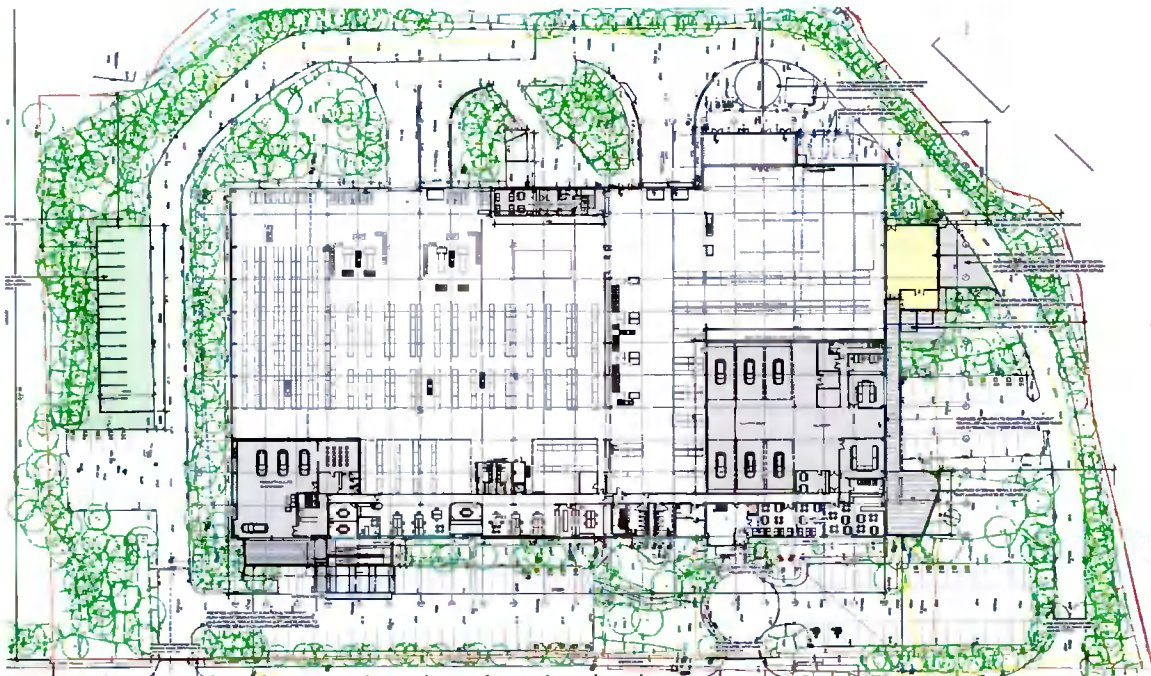


Figure 5: Proposed Site Plan showing internal uses and layout. (Extracted from dwg. no. P-01 EMD Architects)

At present, the Gowan Group operate a number of motor parts distribution centres to service their various brands. The proposal is that these locations will now be brought under one roof within the Citywest Business Campus to form a new parts storage and distribution hub for the group. Their existing warehouse/storage facilities at Gowan House on the Naas Road and Brownsbarn, Citywest will therefore be transferred to this new facility.

Gowan Motors provide 30% of Ireland's commercial vans. They are the largest Peugeot Dealer in Ireland and also accommodates, Kia, Opel, Citroen and Honda new car sales under one large showroom located at Navan Road, Dublin 15. It is intended to continue their motor sales operations from this location into the future.

The proposed development set out in this application is entirely for their commercial dealer enterprise and is not a centre for members of the public to visit/attend.

The Application seeks;

- Ancillary office/admin/warehouse offices extension internally at ground floor (102 sq.m) and first floor (365 sq.m).
- The change of use part of the existing building at the north west corner (380 sq.m) together with a first floor mezzanine extension of 80 sq.m to create a marketing suite and showroom for the different brands of the automotive industry.
- Change of use of part of the existing building at the south west to a mechanical academy & training area (925 sq.m).
- Construction of 14 no. car spaces.
- 25 no. new electric car charging points.
- New single storey hand-wash valet for vehicle prep (146 sq.m) located at the southern elevation.
- Additional windows and glazed screens on all elevations to include briese soleil treatment.
- New wall mounted signage on west and south elevation.
- Existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank.

It is intended that the majority of the premises (6,925 sq.m) will continue in use for storage and distribution with ancillary office use continuing also.

The organisation of the proposed internal layout and uses of the building are illustrated in Figure 5 above and in drawings prepared by EMD Architects.

5.1 Offices

The current building provides for c. 1,792sq m of commercial office space which is ancillary to the warehouse accommodation. It is intended that this office space will be refurbished and that additional floor area will be provided, which forms part of this application to provide an additional 102 sq.m of office space at ground level and a further 365 sq. m of office space located at first floor mezzanine constructed within the area of the warehouse. 295 sq.m of this is dedicated to the new mechanical academy facility. The building will be designed and intended to accommodate approximately 120 staff comprising 25 staff to the warehouse and 95 staff to the office/administration functions.

5.2 Training/Facility

The application includes for the proposed change of use of the existing warehouse/production use to training/academy facilities.

The Gowan Group, as main distributors for the aforementioned brands are responsible for advising and technical training of their national distributor network of new developments and design changes to the fleet.

To ensure that their national distributors are kept apprised of development/changes in terms of the sale, marketing and servicing of various brands, there is a need to set up a national Gowan training facility.

This will include a portion of the existing warehouse totalling 925 sq m being separated from the main warehouse and incorporating a number of vehicular hydraulic ramps vehicle servicing areas where technical staff from their national distributors network can attend to receive training on the latest models and be updated on design changes and upgrades to vehicles.

This will not be a training centre for members of the public and any attendees will be there as part of the distributor network and by invitation only. It is anticipated that there will be between 10 to 20 visitors to the facility each day 3 to 4 days a week receiving auditorium type discussions/training as well as being able to view vehicles undergoing repair and servicing.

It will essentially become a school of excellence for their distributor network. Separate offices (c. 295 sq.m at mezzanine level), canteen and car parking arrangements will be provided for this particular cohort. It is intended that this will be a state-of-the-art facility employing clean room technology and focusing primarily on vehicle diagnostics and specialist repairs.

5.3 Marketing Suite

It is proposed that the portion of the building comprising 460 sq.m. (380 sq.m at ground floor and 80 sq.m at first floor) will be separated from the warehouse to form a marketing suite.

This is not intended to be a showroom for members of the public to visit and is merely a proposed brand marketing suite and display area.

It is envisaged that the Gowan Group will incorporate all of their brands latest models within the marketing suite comprising Peugeot, Opel, Citroen, DS and Honda brands at any one time. In the event that there is a particular product launch the aim will be to internally alter the space so that any one particular brand can be marketed to visiting journalists and the European manufacturers' representatives.

The interior will be created in such a way that the space can be converted from say the Peugeot brand to the Opel brand depending upon the visitors/occasion. This location will also be used by visiting members of the motor vehicle trade press where they would be able to view the latest brands/developments and where cars will be collected and returned by members of the trade press in conducting their marketing assessment/reviews.

It is therefore envisaged that there will potentially be cars delivered to the facility in advance of such events and they will be parked overnight ready to be transported into/out of the facility. It is envisaged that the Gowan Group will hold/host approximately 20 events per annum. Externally, there is a proposal to include a new car valet structure comprising 146 sqm. This will enable Gowan staff to carry out essentially hand cleaning of cars prior to their

inclusion in the marketing suite//press launches. This is not intended to be a full car wash but will merely be a hand wash type facility.

5.4 Valet Structure

It is proposed to include a new single storey external car valet structure comprising 146sq m. at the south east of the building. This will enable staff to carry out essentially hand cleaning of cars prior to their inclusion in the marketing suite/press launches. This is not intended to be a full car wash but will merely be a hand wash type facility.

5.5 Goods/Parts Storage/Warehousing

The floor area of the existing warehousing/production area is 8,332 sq.m. Most of the building will retain its existing use as warehousing, storage and distribution (6,925sq.m).

5.6 Car Parking

There are currently 101 no. car park spaces within the site. The proposal is to seek consent for the construction of 14 no. spaces at the north boundary of the site. The same number of spaces were previously approved under Reg. Ref. SDO3A/0534 but were not constructed.

These 14 no. spaces will be considered to be overflow parking and is intended that the finish and treatment of same will be the inclusion of landscape/Grasscrete type finishes to ensure that the overflow car park is sympathetic to the existing mature landscaping.

In addition, it is proposed to install 25 no. E.V. charging points throughout the site.

5.7 Landscaping

In addition to the amendments to the building and the new car parking area, the proposal will see a new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation. This will require alterations to the existing soft landscaping. The protection of existing mature landscaping and details of proposed landscape treatments are indicated on drawings and report prepared by Gannon Landscape Architects. Details of same are also illustrated on the Site Layout Plan Dwg. No. P-01, prepared by EMD Architects.

5.8 Replacement Water Sprinkler Tank

The proposed development will also consist of the replacement of the existing 8 metre high water sprinkler tank with an 11 metre high water sprinkler tank (600 m³) with the same diameter as the existing. The increase in size is to ensure adequate supply of water for the sprinkler system in the case of fire emergency. The pump house will remain as is.

6 Rationale for the Proposed Development

The application is on behalf of Gowan Distributors Ltd, whose current Head Office is located at Gowan House, Naas Road, Walkinstown, Dublin, D12 RCC4. The background to this application is as follows.

The Gowan group is a family-owned holding company directly controlling many successful trading companies as well as significant property holdings.

Founded in 1969 by the late Con Smith, the group exclusively distributes a number of blue-chip brand names in Ireland, including Peugeot, Opel, Citroen, DS, Honda and Senator Windows in addition to kitchen and domestic appliances distributed by KAL Group. These include the distribution of globally recognised brands.

The group is the exclusive importer and distributor of Peugeot (since 1969), Honda (since 1984), Opel (since 2019), Citroen and DS (since 2021) in Ireland through a strong network of dealers throughout the country.

Motor retailing plays an important role in the continuing success story of the Group via their flagship state-of-the-art premises at Gowan Motors, Navan Road, Dublin 15. Peugeot, Opel, Honda, Kia and DS cars and commercial vehicles are sold and serviced at Gowan Motors.

The new facility at the Citywest campus will bring all of the motor distribution business under one roof. The Gowan Group will be entering into a new 12-year lease of the Citywest premises which will become the Group headquarters and will essentially involve the transfer of all motor brand management under one roof as follows:

Peugeot/Opel, Citroen, DS Ireland will relocate from Gowan House, Naas Rd, Walkinstown, Dublin, D12 to the new Citywest campus.

Honda Ireland will relocate from their existing location at 302 Brownsbarn Drive Citywest Business Campus, Naas Rd, Dublin 24, to the new Citywest campus.

At present, the Gowan Group operate a number of motor parts distribution centres to service the various brands. The proposal is that these locations will now be brought under one roof within the Citywest complex to form a new parts storage and distribution hub for the group. Their existing warehouse/storage facilities at Gowan House on the Naas Road and Brownsbarn, Citywest will therefore be transferred to this new facility.

It is anticipated that the new unit will generate a single articulated lorry/vehicle delivery each day with smaller car parts distributed throughout the dealer network to the entire country via smaller vans and vehicles on a daily basis. It is anticipated there could be between 15 and 20 vans/deliveries daily. This is entirely for their commercial dealer enterprise and is not a centre for members of the public to visit/attend.

7 Planning Assessment

7.1 Land Use

It is considered that 'Industry – Light' and 'Warehouse' uses best describes the applicants vision for the proposed future business operations at this site. The definitions of the uses, extracted from the South Dublin County Development Plan 2016-2022, are given below.

Industry – Light *"The use of a building or part thereof or land for industry in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc".*

Warehousing *"A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function."*

It is submitted that the proposal is consistent with the zoning objective for the area "to provide for enterprise and employment related uses."

It is anticipated that around 120 people will be employed at this site should permission be granted. The proposed development will attract employment skill-sets that range from apprentice mechanics to highly skilled engineers to marketing and corporate executives to forklift drivers. Not all staff will be on site at any one time.

Further to this, around 20-30 visitors would be anticipated throughout the day, as well as around 20 launch events a year. It is considered this would be a positive development for the wider Citywest Business Campus and in accordance with the zoning objective at this site.

7.2 Traffic and Transport

It is anticipated that the new unit will generate a single articulated lorry/vehicle delivery each day with smaller car parts distributed throughout the dealer network to the entire country via smaller vans and vehicles on a daily basis. It is anticipated there could be between 15 and 20 vans/deliveries daily. This is entirely for their commercial dealer enterprise and is not a centre for members of the public to visit/attend.

The premises is located within a recently developed Business Park where road widths, access points and road standards generally are up to current standards.

In relation to staff travel patterns, the applicants are happy to accept a condition in any grant of permission that a staff Travel Plan (Mobility Management Plan) would be prepared and submitted to the Planning Authority for their written approval prior to commencement of development.

7.3 Parking standards/ratio

The development complies with on site parking standards for a development of this size. In the last planning approval, 14 of the car parking spaces approved were not constructed and this permission has withered. Accordingly permission is sought to re-instate those 14 no.

spaces. See Dwg. No. P-01, prepared by EMD Architects. 25 no. E.V. charging points are also proposed throughout the site.

7.4 Drainage (Valet Structure)

It is proposed to include a new external car valet structure comprising 146 sq m. at the south east of the building. This will enable staff to carry out essentially hand cleaning of cars prior to their inclusion in the marketing suite/press launches. This is not intended to be a full car wash but will merely be a hand wash type facility preparing a car for display.

7.5 Appropriate Assessment Screening

Having regard to the nature and scale of the proposed development as largely a change of use of existing buildings within an established business park and the distance from any Natura 2000 sites, it is considered that the proposed development will not have any impact on any Natura 2000 sites, either on its own or cumulatively with other developments and therefore it is not considered that a Stage 2 Appropriate Assessment is required.

8 Conclusion

It is submitted that the proposed development is an enterprise and employment generating use in accordance with the Objective 'EE' zoning designation on the site, hence it should be considered to be consistent with the proper planning and sustainable development of the area.

The proposal intends to bring all of the Applicants parts storage and motor distribution business under one roof in the Citywest Business Campus. It is considered that this will have a positive impact on the surrounding employment uses in the area.

We trust this is to your satisfaction and we look forward to a Decision in due course.

A handwritten signature in blue ink, appearing to read "Manahan".

Manahan Planners

23rd August 2021