



FOX ASSOCIATES ARCHITECTS

PLANNING APPLICATION

REPORT ON PROPOSAL

OUTLINE SPECIFICATION OF WORK TO BE DONE AND MATERIALS TO BE USED

PROPOSED 90 sq.m. SINGLE STOREY SINGLE BAY EXTENSION

TO REAR OF THE EXISTING UNIT

AT

28A CHERRY ORCHARD INDUSTRIAL ESTATE BALLYFERMOT DUBLIN D10 XF44

FOR

SOUTHSIDE CONTRACT AND CARPETS LTD

To be read in conjunction with schedule of drawings accompanying this application

Dated 27 August 2021

GENERAL

This outline specification is in respect of planning only.

All materials and workmanship shall comply with the Building Regulations

THE SITE

The site comprises 0.1444 Ha

DESCRIPTION

The existing building on the site is 1 no. Unit in Light Industrial Use for the storage of Event carpets , Exhibition screens and carpet cleaning equipment.

THIS PROPOSAL

This proposal is for a single storey extension to be erected to the rear of the existing Unit , to provide additional storage area for the existing use.

The existing Unit has a ground floor area of 696 sq.m including office accommodation.

The proposed rear extension has an area of 90 sq.m.

The total area , if permission granted for this proposal = 786 sq.m.

DEVELOPMENT STANDARDS

Relevant Policy in South Dublin County Development Plan 2016-2022

Zoning

Zoning objective EE – which seeks to provide for Enterprise and Employment related Uses.

Adjoining Owners

The area of the extension is an enclosed space surrounded by the block walls of opposing and adjoining warehouse units of similar scale and in plan is in line with the rear building line by Unit 27

Services

The site is already served with s.w. and foul drains and a water supply from the mains. No changes are proposed.

Parking

There are circa 8 no. car spaces provided outside the Unit, in excess of the requirement for 4 no. employees.

MATERIALS AND FINISHES

The proposed materials, scale and design shall be in keeping with the existing warehouse.

Walls:

Walls at low level shall be formed in 225 conc masonry block laid on the flat finished externally in sand / cement render, colour dyed to match the weathered tone of the existing brickwork.

Roof

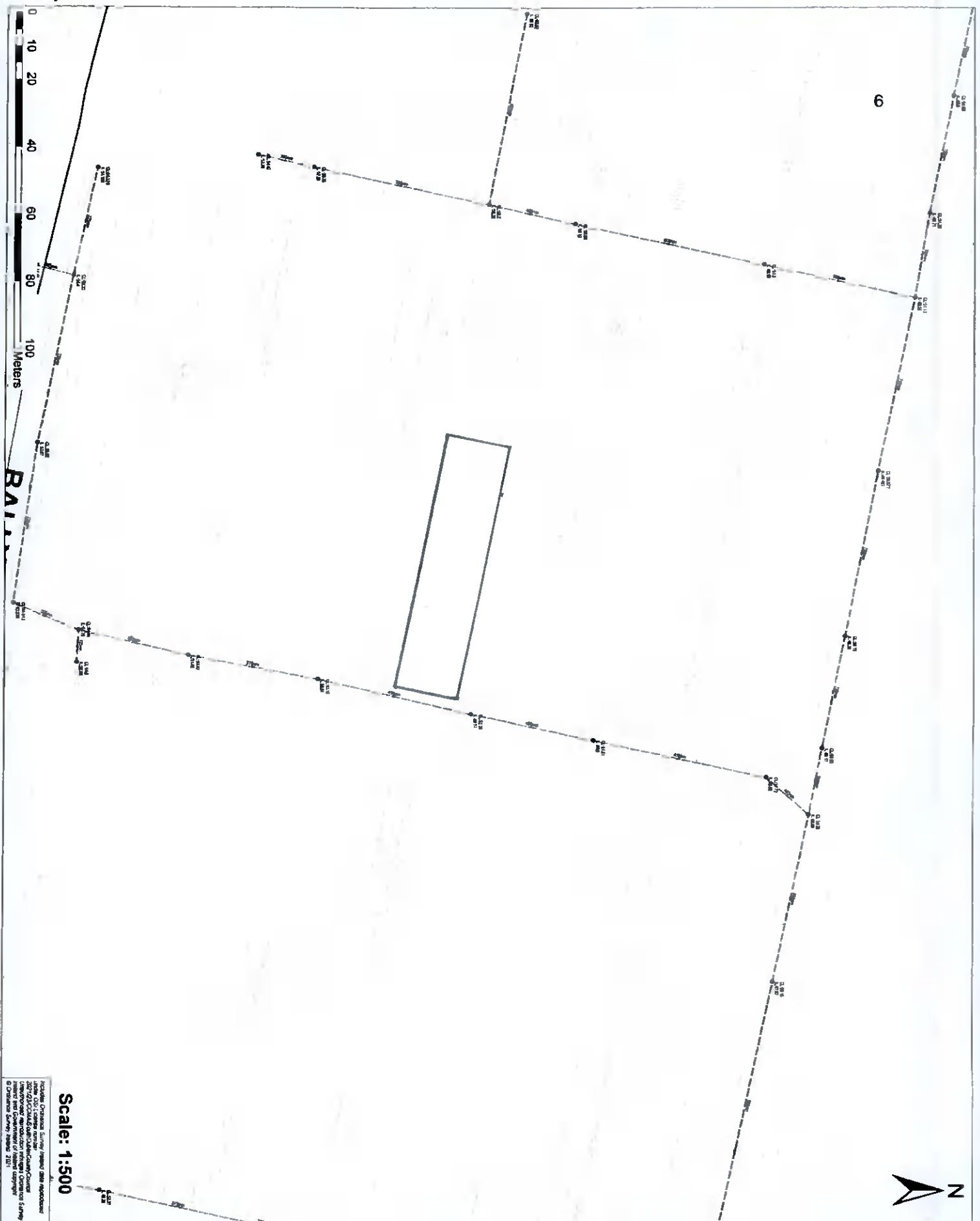
To match existing with daylight panels

Windows and Doors

The existing roller shutter door shall be re-used.

Front Vehicular Access

Retained as is .



**South Dublin
County Council
Surface Water
Drainage System**

Legend

- Standard Manhole
- Hydrostatic Manhole
- Oil / Petro Interceptor
- CSO Outlet MH
- Downstream Detention
- Other/Specify
- Private
- Backstop Manhole
- Catchpit
- Healdbox
- Surface Water Pumping Station
- Surface Water Outfall (no valve)
- Surface Water Outfall (with valve)
- Attenuation Tank
- Attenuation Aco/Tunnel
- Attenuation Cell
- Surface Water Inlet (trash screen)
- Surface Water Inlet
- Grassy Surface Water Sewer
- Open Drainage Ditch
- Combined Sewer Of (CSO)
- Pumping Main
- Private Surface Water Sewer
- Culvert
- Convergence Infiltration Trench
- Soakaway
- Road Gully
- ★ Water Monitoring Locations
- Storage Pond
- Detention Basin
- Swale
- Integrated Constructed Wetland
- Talaght District Heating
- County Boundary

Scale: 1:500

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