

Planning Department,
South Dublin County Council,
County Hall, Town Centre,
Tallaght,
Dublin 24.

5th November 2021
KB ref no D1541

Re: Planning Application for Alterations to a previously granted Industrial Development at Tay Lane, Greenogue, Rathcoole, Co. Dublin

Applicant: Electrical Waste Management Ltd

Dear Sir/Madam,

Further to the granting of planning permission for the proposed development at Tay Lane, Greenogue, Rathcoole, Co Dublin under South Dublin County Council planning application Reg. Ref. SD19A/0065 please find enclosed documents in relation to a planning application for alterations to the aforementioned granted application. Apart from the specific items detailed as altered in this application, all the remaining details of the original planning application granted on 4th June 2019 remain unaltered.

The development description of the subject alterations as set out in the site notice and newspaper advertisement reads as follows;

We Electrical Waste Management Ltd intend to apply for Planning Permission for Alterations to an existing granted planning application Reg.Ref. SD19A/0065

We Electrical Waste Management Limited intend to apply for Planning Permission for ALTERATIONS to an existing granted planning application Reg. Ref. SD19A/0065 for a proposed Waste Metal Transfer Facility including Waste Electric & Electronic Equipment (WEEE) at Tay Lane, Greenogue Business Park, Rathcoole, Co. Dublin.

The subject alterations for which planning permission is sought for are as follows:

1. RECONFIGURATION OF THE FLOOR PLAN AREAS AS FOLLOWS:

A. Provision of 535m² additional floor area due to introduction of areas as follows:

- A.1. Extended display area at ground floor of ancillary Office, addition of 46m² floor area;**
- A.2. Extended open plan office at first floor of ancillary office, addition of 20m² floor area;**
- A.3. Single storey ancillary storage facility to the front north-east elevation, totalling 166m², overall height 7m;**
- A.4. Mezzanine area to the south eastern side of Light Industrial Unit, totalling 303m²**

Alterations listed above result in total building area increase from 4391m² to 4926m², as shown at the revised table of gross internal floor areas & uses.

B. Change of use of 64m² of Light Ind. Unit floor area to staff facilities due to the introduction of:

- B.1. Enclosed stairs from Light Industrial Unit to ancillary Office/Staff facilities (overall 31m²),**

- B.2. *Single storey cleaners store and storage at ground floor to the north-eastern corner of Light Industrial Unit (overall 33m²);*
 - C. *Change of use of 100m² of workshop charging area & staff facilities to workshop area & single storey office/staff facilities;*
 - D. *Introduction of full height dividing wall at Light Industrial Unit.*
2. **ELEVATIONS ALTERATIONS AS PER LIST ABOVE PLUS ADDITIONAL ALTERATIONS AS FOLLOWS:**
- A. *Provision of full height cladding (ground floor to roof) to Light Industrial Unit and ancillary Workshop;*
 - B. *Introduction of 11m wide x 6m high ope to Light Industrial Unit side (north-western) elevation;*
 - C. *Rearrangement of all fire exit & level access doors to Light Industrial Unit & ancillary Workshop. including omission and addition of the same;*
 - D. *Introduction of integrated modular louvre system to Light Industrial Unit rear (south-western) & side (north-western) elevation;*
 - E. *Introduction of canopies to the ancillary Office main entrance and above 11m wide ope & dock levellers to Light Industrial Unit side (north-western) elevation.*
3. **SITE PLAN ALTERATIONS AAS FOLLOWS:**
- A. *Rearrangement of car parking spaces due to provision of Office extended display area to the front (north-eastern) elevation;*
 - B. *Provision of new finish floor level to Office/Staff facilities and Workshop and associated site levels adjustments;*
 - C. *Provision of a new boundary fence type (paladin fence) throughout the development;*
 - D. *Provision of additional weighbridge. overall 2 no proposed and rearrangement of brush wash and steam wash between Workshop and site's north-western boundary;*
 - E. *Provision of building protection bollards to Workshop side elevations (south-east and north-west);*
 - F. *Associated drainage adjustments due to the inclusion of the alterations above plus reduction of surface water and foul sewer outfall route as per as built access road and services which serve built developments to the east of the site.*

All other details such as landscaping, lighting, external surface finishes, Environmental Impact Assessment Report (EIAR), Flood Risk Assessment etc will remain as per the granted application reg. ref. SD19A/0065.

A schedule of documents is enclosed listing all drawings and documents that form part of this alteration application.

Alterations listed above include the overall site area reduction to 2.25ha, from 2.78ha at previously granted application reg.ref. SD19A/0065. This reduction was proposed due to construction of the development to the north and east of the subject site. Constructed development, as per granted permission reg.ref. SD18A/0265. included the access road as a fourth arm from Greenogue roundabout in southward direction to the lands south of Greenogue Business Park, including subject development which also used that access as a connection route of the proposed services to the existing services of Greenogue Business Park.

There is no alteration to the site landscaping, external finishes, FRA, EIAR etc as a result of incorporating the proposed adjustments.

Drainage proposal in general remains the same, alterations of the drainage network are proposed to suit site layout and they are described and enclosed in accompanying drawings and report for the review of the Local Authority.

Fee Calculation:

As per section 22. of the enclosed planning application form the applicable fee is €3,476.40, please refer to Appendix A of the accompanying Planning Application for details of this calculation.

A cheque is enclosed for this amount.

I trust the above is in order and look forward to your future correspondence.

Yours sincerely,



Elena Dragoje
BSc(Eng). MIEI
Kavanagh Burke Consulting Engineers