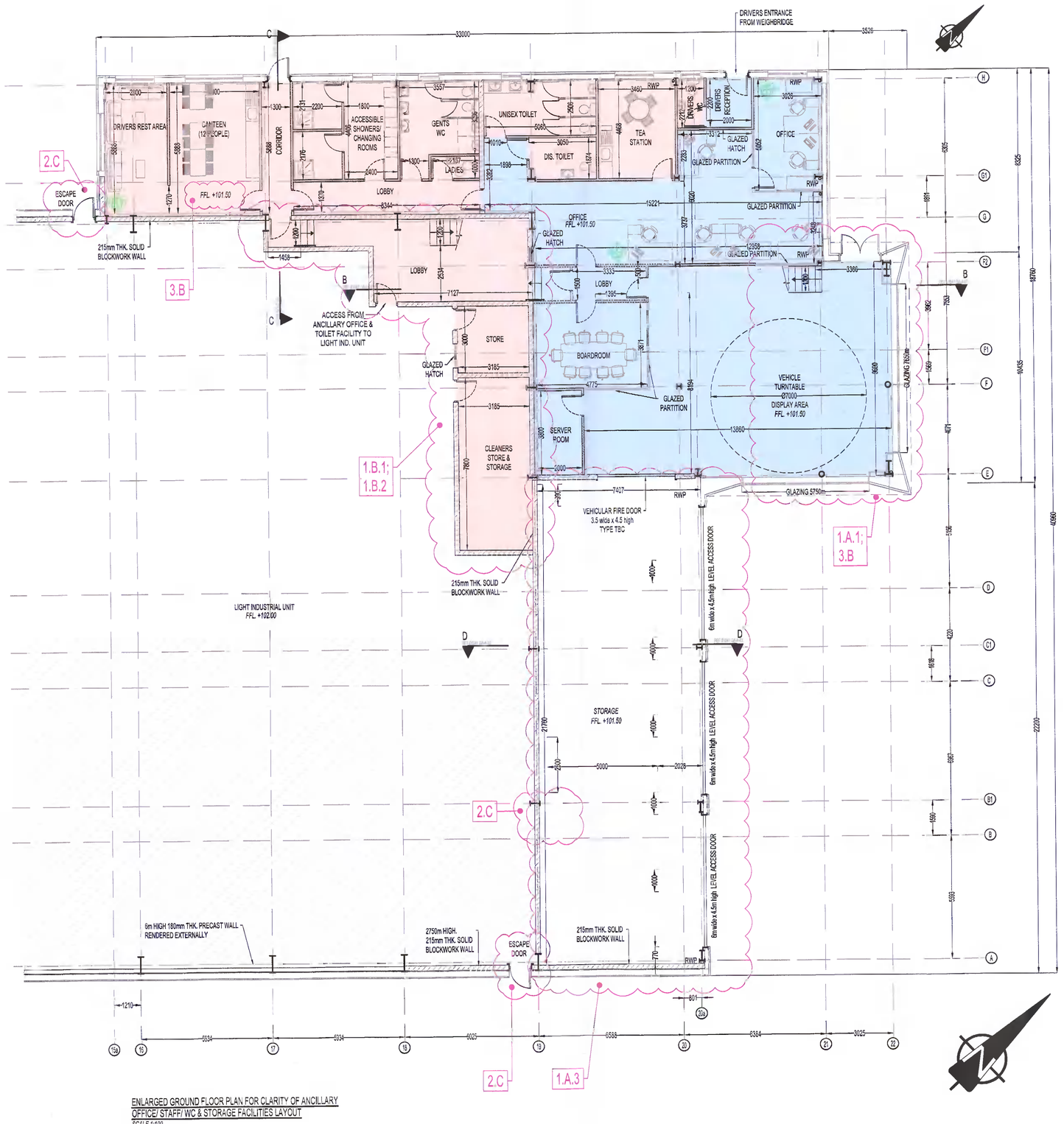
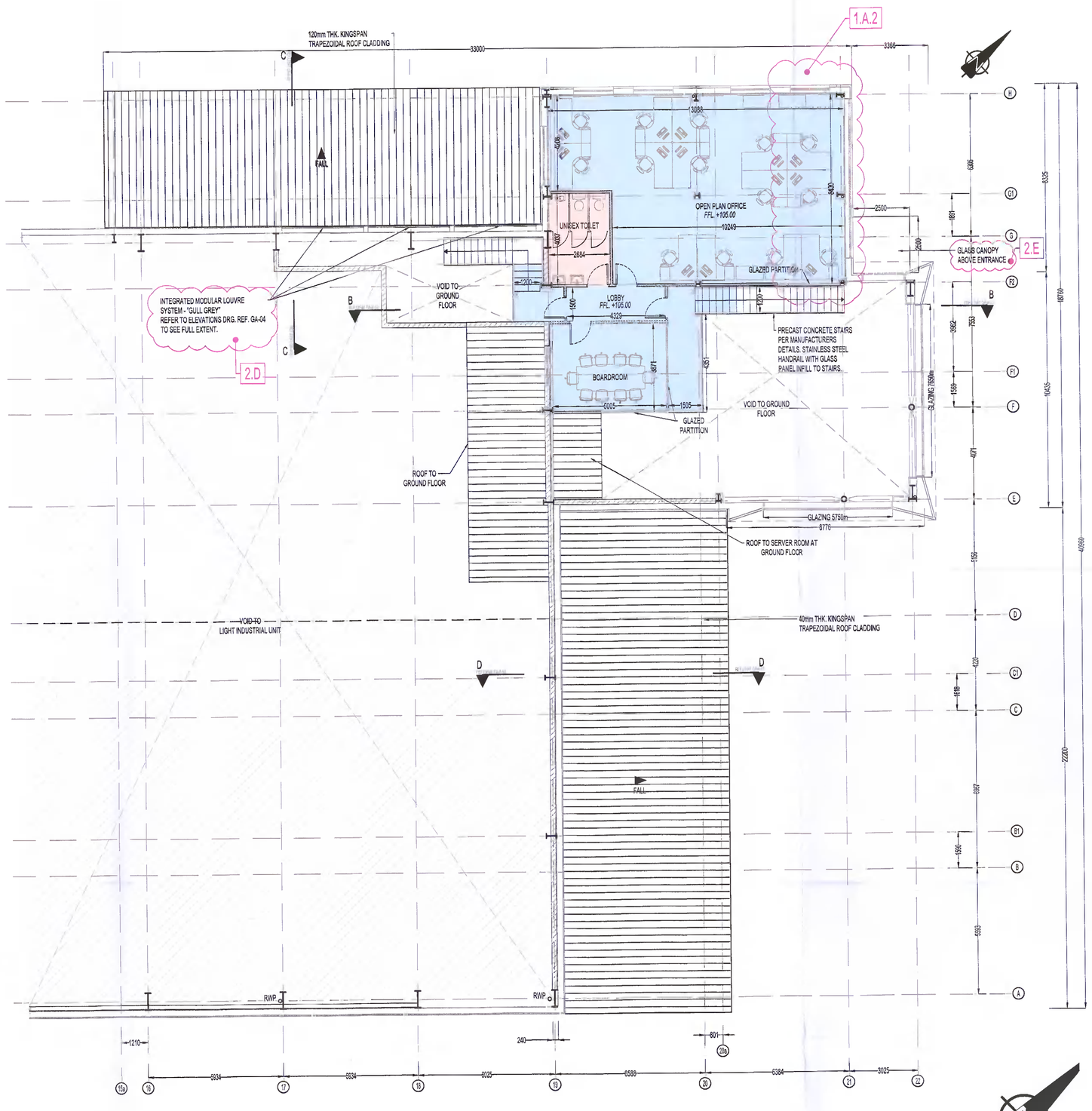
A0



ENLARGED GROUND FLOOR PLAN FOR CLARITY OF ANCILLARY OFFICE/ STAFF/ WC & STORAGE FACILITIES LAYOUT
SCALE 1:100



ENLARGED FIRST FLOOR PLAN FOR CLARITY OF ANCILLARY OFFICES/STAFF & WC FACILITIES LAYOUT
SCALE 1:100

TABLE OF GROSS INTERNAL FLOOR AREAS & USES:

	LIGHT INDUSTRIAL UNIT	ANCILLARY STAFF FACILITIES	ANCILLARY OFFICE	ANCILLARY STORAGE FACILITY	ANCILLARY WORKSHOP	ESB SUBSTATION	TOTAL
GROUND FLOOR	3,249 m² 34,972 sq.ft.	310 m² 3,336 sq.ft.	253 m² 2,723 sq.ft.	192 m² 1,787 sq.ft.	474 m² 5,102 sq.ft.	15 m² 161 sq.ft.	4,487 m² 48,083 sq.ft.
1ST FLOOR	303 m² 3,261 sq.ft.	12 m² 129 sq.ft.	144 m² 1,550 sq.ft.	-	-	-	459 m² 4,940 sq.ft.
TOTAL	3,552 m² 38,233 sq.ft.	322 m² 3,466 sq.ft.	397 m² 4,273 sq.ft.	192 m² 1,787 sq.ft.	474 m² 5,102 sq.ft.	15 m² 161 sq.ft.	4,926 m² 53,023 sq.ft.

STRIP GLAZING:

INTEGRATED GLAZING STRIPS. SEE ELEVATION DRG. REF. D1541-GA-A-04 FOR DETAILS.

CURTAIN WALLING:

DOUBLE GLAZED CURTAIN WALLING TO ACHIEVE A MAX. UA VALUE OF 1.6W/m²K. DESIGN & DETAIL BY SUPPLIER. SEE ELEVATION DRG REF. D1541-GA-A-04 FOR DETAILS ON CURTAIN WALL LOCATION AND EXTENT.

CLADDING TO OFFICE BLOCK:

60mm HORIZONTAL INSULATED KINGSPAN WALL PANELS ON 60mm TOPHATS.

STAIRS:

PRECAST CONCRETE STAIRS PER MANUFACTURERS DETAIL & DESIGN. PROVIDE STAINLESS STEEL HANDRAILS TO STAIRS WITH GLASS INFILL PANELS.

FIT-OUT:

KITCHEN FIT-OUT BY OTHERS.

TILES PROVIDED @ CANTEEN SINKS AND WHB SPLASHBACKS ONLY. NO FLOOR TILES PROVIDED.

INTERNAL DOORS & SKIRTING TO BE ASH VENEERED WITH VINYL WRAP UP SKIRTING IN THE TOILETS & CANTEEN AREAS.

FLOOR FINISHES:

STAFF FACILITIES: VINYL FLOOR FINISH.
OFFICES & CORRIDORS: CARPET TILE FINISH.
ENTRANCE LOBBY: WELL MAT FLOOR FINISH.

WALL FINISHES:

STAFF FACILITIES - WASHABLE VINYL PAINT THROUGHOUT.

WALL INSULATION:

A 12.5mm PLASTERBOARD WITH 37mm KOOLTHERM K18 INSULATION TO THE EXTERNAL PERIMETER OF THE OFFICE BLOCK.

B 215mm THK. SOLID BLOCKWORK TO WALL E 12.5mm PLASTERBOARD WITH 50mm KOOLTHERM K18 INSULATION WITH BREATHER MEMBRANE ON 25x50mm TIMBER BATTENS.

C INTERNAL STUD PARTITIONS SHOWN THUS TO BE METAL STUD WITH 1 LAYER OF 15.0mm PLASTERBOARD BOTH SIDES. PROVIDE QUILT INSULATION TO ALL PARTITIONS.

1 2 3 ALTERATION NUMBER FOR SUBJECT APPLICATION

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 192m², overall height 7m.
A.4 Mezzanine area to the south eastern side of Light Industrial Unit, totalling 300m².
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 facities due to the introduction of:
B.1 Enclosed stairs from Light Industrial Unit to ancillary Office/Staff facilities (overall 15m²).
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 102m² of workshop charging area & staff facilities to workshop area & single storey office/staff facilities.
D Introduction of full height dwelling 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 AS 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 (palisade fence) throughout the development;
D Provision of additional weighbridge, overall 2 no processes 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 grantee application reg. ref. SD19A/0093.

Mark	Date	by	Chk	Rvd	Revision
PL2	30/10/20	GG	RL	PK	ISSUED FOR PLANNING ALTERATIONS

Drawing Status: PLANNING ALTERATIONS

Job Title: INDUSTRIAL DEVELOPMENT AT LAY LANE, GREENOGUE, RATHCOOLE, Co. DUBLIN

Drawing Title: BLOCK A - ENLARGED ANCILLARY OFFICES/STAFF FACILITIES GROUND & FIRST FLOOR PLAN

Architect/Client: ELETRICAL WASTE MANAGEMENT LTD

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By: GG	Checked: RL	Approved: PK	
Scales: 1:100 @A1		Date: NOVEMBER 2020	
Job No: D1541	Drawing No: GA-A-A02	Rev: PL2	