

SD21A/0309

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your ref:

our ref:

date:

24- Nov 2021

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



Proposal: Part Change of use from offices and warehouse to ancillary trade counter and showroom, offices and warehouse, reduction in area of first floor, new signage to front and relocating fire exit door to side along with ancillary works

Site Address: Unit 1, Greenhills Business Park, Tallaght, Dublin 24

Applicant: Gama Windows

Documentation

We have included the following revised documents with this application,

- 2222.PLA.PE.02
- 2222.PLA.PP.02
- 2222.PLA.SL.02
- 2222.PLA.Site Location Map

We trust that the above meets with your approval, and we look forward to your valued response,

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10- Nov 2021

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County Hall
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Tallaght
Dublin 24

Proposal: Part Change of use from offices and warehouse to ancillary trade counter and showroom, offices and warehouse, reduction in area of first floor, new signage to front and relocating fire exit door to side along with ancillary works

Site Address: Unit 1, Greenhills Business Park, Tallaght, Dublin 24

Applicant: Gama Windows

To Whom It May Concern:

This is a planning application is for part change of use and warehouse to ancillary trade counter and showroom, offices and warehouse, reduction in area of first floor, new signage to front and relocating fire exit door to side along with ancillary works for Gama Windows.

Applicant Business

Gama windows manufacture and distribute windows and doors. These are made off site in Lithuania and shipped to the warehouse and distribution depot for sale. The warehouse stores manufactured doors and windows. There is no production on site. This area is also a point at which person to person sales are made. Product is delivered and installed to customer as necessary.

Land Use Planning & Transportation

15 NOV 2021

South Dublin County Council

The main components of the application

- Part change of use from office and warehouse to warehouse to ancillary trade counter and showroom, offices and warehouse
- New Signage to front
- Area to be reduced
- Relocation fire exit door to side

Part Change of use

Alterations are to be made to existing floor plans to comply with current building regulations for disability and fire. New display area and reception for showroom. Refer to drawings for areas.

New Signage to front

The existing signage to front is Systemlinks. This will be removed and replaced with GAMA signage, see below existing and proposed pictures. The signage is modest in nature and entirely appropriate for an industrial location. It is similar size to other signage in the area.

Area to be reduced

First floor area will be reduced with a new display area with a mezzanine feel. The signage as proposed accords with Section 11.2.8 of the development plan.

Relocation fire exit door to side

The proposed fire exit door to the front side needs to be installed to meet the new fire regulation minimum distances. The existing fire exit door on ground floor at the rear of the unit is currently being blocked up by temporary storage containers. These containers will be removed from the site.

Existing Elevation



Proposed Elevation



Existing Storage Containers to side of Unit 1



Zoning

The applicant site is zoned 'EE' To provide for enterprise and employment related uses IN the South Dublin County Council development Plan. Warehousing is a permitted use. The trade counter, showroom and offices fall under that use.

Car Parking

Parking at this location is fixed. There is 15 carparking spaces available including one disabled and one EV charging parking spaces. There is also 6 bicycles spaces. The county development planning standards state for warehousing a rate of 1 space per 100sqm. The total floor area is 668sqm. This generates a need for 7 spaces. 15 Spaces are made available which is more than adequate.

Conclusion

This is a relatively straightforward application to improve the safety of the unit by upgrading the building to be in line with current building regulations. We propose that the design of the proposed unit and signage is in keeping with best practice and as such we recommend that the Planning Authority grant planning permission in this instance.

Documentation

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEArchitecture Architectural drawings
3. 6 copies of ordnance survey maps
4. 1 copy of the site notice
5. 1 copy of the newspaper advert
6. Completed application form
7. Application fee of €637.20

We trust that the above meets with your approval, and we look forward to your valued response,

A handwritten signature in black ink, appearing to read 'Joseph English', written over a horizontal line.

Joseph English