

CUNNANE STRATTON REYNOLDS

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

BY HAND  
Our Ref. 21684

19 November 2021

RE. APPLICATION FOR PERMISSION FOR RETENTION AND PERMISSION FOR DEVELOPMENT AT UNIT 4, EXT (EXTENSION) SECOND AVENUE, COOKSTOWN INDUSTRIAL ESTATE, TALLAGHT, DUBLIN 24, D24RCH2.

The development consists of retention of alterations to development permitted under Reg. Ref. SD12A/0190, including: single storey rear extension; air conditioning units and associated flues to the west and east of the building; elevational alterations of the building including the installation of 2 no. fire escape external stairways and relocated openings; covered bicycle store and smoking area; car parking and circulation; and all associated site works. Permission is sought for the covering of the fire escape stairs with awnings. All development over an application site area of 0.57 hectares.

Dear South Dublin County Council,

This cover letter accompanies a planning application on behalf of the applicant *Prodieco Unlimited Company* for the above development.

This planning application and supporting documentation has been prepared having regard to: the planning and development history of the site; the designations for the site under the current South Dublin County Development Plan, 2016 – 2022, the draft County Plan 2022 – 2028 and the Tallaght Town Centre Local Area Plan (LAP); and the guide to making a planning application provided by the County Council.

This cover letter provides a guide to, and record of, the documentation submitted in support of this application.

In summary, the applicant [Prodieco] is an established South Dublin indigenous business who specialise in the production of tools and precision engineering instruments for the pharmaceutical industry. Prodieco obtained planning permission under Reg. Ref. SD12/0190 for the change of use of the subject site from car sales, showroom and workshop to manufacturing facility of tool components. Substantive works permitted extended to the erection of a single storey rear extension of 23.8 sqm and the installation of a mezzanine floor of 1155 sqm to the main central building. This permission was taken up and facilitated Prodieco's move from their then base at Unit 30, Second Avenue also in Cookstown Industrial Estate.

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Over time, the unit has been installed with air conditioning for the mezzanine office floor, the apparatus of which is visible on the western and eastern elevations of the building. In addition, Building Regulations required the installation of fire escape stairs for the office area which have been installed on the outside of the building also on the eastern and western elevations of the building.

The permitted rear extension was constructed over a larger footprint of 51.65 sqm and a bike store (16.6 sqm) and smoking shelter (3.48) have been installed in the north western part of the site.

This application seeks the retention of the elevational changes above that have arisen to the main site building and permission for the covering of the fire escape stairs with awnings as is required for fire safety purposes.

It is submitted that the alterations for which retention and development permission are sought are relatively insubstantial without material impact on surrounding lands or uses and having a cumulative positive impact on the efficient operation of Prodieco at this location. The use and installation of the bike shed to compliment the site's proximity to Luas, another sustainable transport mode, is in accordance with the provisions of the current and Draft Development Plans' objectives.

Prodieco continues to thrive as a specialist, indigenous value-add supply chain participant for the pharmaceutical industry. No further change of use or extension to the facility is sought.

As remote working remains the status quo, please be advised that a full electronic copy of this application has been prepared that might best facilitate uploading and circulation of the application. The electronic copy can be supplied to the planning authority on memory stick or by email once a register reference has been assigned to this application.

The remainder of this cover letter is presented in the following format:

- 1.0 Enclosed Information submitted as part of planning application
- 2.0 Description of subject site and development
  - 2.1 Rationale for current application
  - 2.2 Original Prodieco permission: change of use Reg. Ref. SD12A/0190
- 3.0 Designations and Objectives
- 4.0 Environmental Assessment
- 5.0 Conclusion

## **1.0 Enclosed Information submitted as part of planning application**

1. A completed Planning Application Form.
2. A copy of the Site Notice erected in 1 no. location at the front of the site, in the centre of its boundary fence facing Second Avenue. The location of the site notice is indicated on submitted drawings and was erected 19 November 2021. A copy of this notice is enclosed at Appendix 1.
3. A copy of the Newspaper Notice, a full page from The Echo published 18 November 2021 is enclosed at Appendix 2.
4. The planning application fee is €1,137.10 in accordance with Section 2, Schedule 9 of the Planning and Development Regulations 2001 – 2021. The calculation of this fee is at Appendix 3.

5. Planning application drawings have been prepared by Doyle Morris Group, Consulting Property and Construction Specialists. A schedule of drawings is provided at Appendix 4 of this letter and 6 no. copies of those drawings are enclosed.

Please note that a request by email (11.11.2021) by the undersigned preceded the making of this planning application. That request was for a scale alterations to the drawings submitted for the site layout (from 1:500 to 1:1,000) and the sections (from 1:200 to as shown). The reason for this request was is that the site layouts fit on A1 paper @1:1,000 and would be unnecessarily unwieldy at 1:500 an A0. A very swift response agreeing to the request for drawing scale changes was issued by Planning Registry, also by email (15.11.2021) who got agreement for same from a senior planning officer.

In addition, Doyle Morris Group sought the planning consultancy services of Cunnane Stratton Reynolds, the authors of the cover letter who undertook a planning compliance review of the Prodieco facility and Atkins who have undertaken an auto track of the site. A copy of this Auto track is Drawing no. 51916410/ HTR/ SK/001 supplied at Appendix 5 of this letter.

## 2.0 Description of subject site and development

The subject site is triangular in shape with a north to south orientation onto Second Avenue of the Cookstown Industrial Estate Extension where the established roadside boundary is approximately 50 m in length. This roadside boundary onto Second Avenue is the sole entrance boundary to the site and consists two off centre gateways, facilitating one-way entry and exit to and from the site.

The subject site is the first of the industrial estate plots, to the east of the junction of Second Avenue and Cookstown Way. It is bound on its western side by a detached service building and substation associated with luas red line that returns to the west of that neighbouring building. To the north, the line has its interchange with the Saggart extension. There exists a substation adjacent to the subject site on its south eastern corner. An extensive wayleave, assumed associated with the substation and service buildings access for luas, exists at the corner of Cookstown Way and Second Avenue that runs from Doyle's Bakery off Cookstown Way, across the Luas line and past the front of Prodieco to Cookstown Reservoir. The remaining eastern boundary of the subject site is Cookstown Reservoir.

The site tapers on its northern end and contains a central double height building, formerly used as a car sales showroom and vehicle servicing facility, now containing the headquarters and manufacturing operations of Prodieco. Two single storey storage buildings exist in the northern and north-north eastern end of the site. The only other structures on site are a covered bike shed adjacent to a smoking shelter in the north western quadrant of the site. None of these smaller, ancillary buildings and structures are visible from Second Avenue.

The entire site is hard surfaced and marked out for car parking, indicative of its former use.

### 2.1 Rationale for current application

The subject site, central building and two single storey ancillary / storage buildings in the northern corner of the site were established ahead of Prodieco taking over the site in 2013 on foot of grant of planning permission under Reg. Ref. SD12A/0190, a review of which has prompted this planning application.

As part of a review of the holding, Prodieco instructed the review of the existing planning permission by the agent Doyle Morris Group who, in turn instructed CSR to carry out that review. The results of the review, that identify the elements of this application is set out below.



## 2.2 Original Prodieco permission: change of use Reg. Ref. SD12A/0190

On the 27<sup>th</sup> of September 2012 a planning application was submitted on behalf of Prodieco for works and change of use of and existing building and associated site. This application was registered as Reg. Ref. SD12A/0190.

At that time, the site held a centrally located double height, single storey building with car parking surrounding. At the time of the making of that application, 2 no. single storey storage sheds were located in the northern apex of the site and remain in situ today.

The description of the proposed development was *“Material alterations and material change of use of car sales showroom and workshop to a manufacturing facility for tool components and the erection of a 23.8 sq.m shed for plant at the rear. The material alterations include a new mezzanine floor of 1155 sq.m.”*

Having regard to the description of development and drawings submitted with the application, the central building was to be slightly enlarged by a single storey rear extension for plant, a mezzanine office floor added and car parking slightly rearranged on site. No further works were proposed.

On the 14<sup>th</sup> of November 2012 a notification of planning permission issued subject to 11 no. conditions. This decision was made without recourse to formal requests for further information. No third party submissions were received in respect of the application and there was no appeal of the notified decision. None of the conditions applying to the permission materially altered the proposed works details submitted with the application. On the 18<sup>th</sup> of December 2012 a final grant of planning permission issued.

At this time the existing buildings were recorded as 2,519 sqm and the proposed works consisting of ground floor extension and a mezzanine totalled 1,178 sqm.

It is noted that Unit 4 and its buildings appear to be a long established at this location and Prodieco is, at least, a third generation use. The application form for Reg. Ref. SD12A/0190 refers to an earlier planning application: Reg. Ref. SD04/0021.

It is further noted that Reg. ref. SD04A/0021 is recorded in the planning officer's report that supported the decision to grant permission under Reg. Ref. SD12A/0190 and this Reg. Ref. SD04/0021 appears in remote map based planning history searches of the site that record planning applications post 2000.

Reg. Ref. SD04A/0021 refers to an application and subsequent planning permission (16 April 2004) to South Dublin Ford Centre for *“Converting an existing structure into a vehicle showroom and workshop facility. Work to include partial removal of the existing western external envelope replacing with glazing and cladding. There are also minor alterations to the rest of the existing fabric to allow for the new intended use.”* An inspection of the associated planning application form finds no earlier planning permission reference and furthermore the planning officer's report recommending the decision under 'planning history' records 'none'. It is deduced that there was an earlier planning permission(s) related to the site and building the subject of SD04A/0021 as evidently a building existed in 2004 at the time of the making of the associated planning application.

### 2.2.1 Review of development as exists compared to that permitted under Reg. Ref. SD12A/0190

A site visit and desktop review of the permission and development were undertaken over September and October 2021.

Some deviations from the extant permission were identified, for which retention planning permission is now sought:

- Permission was granted to erect a 23.8 sqm shed for plant at the rear. The **rear extension** erected, performing the same function, doubled to 51.65 sqm. It is not visible from the public domain.

- An **air-conditioning system** has been installed for the permitted mezzanine office floor. Apparatus associated with the system are located on the side (eastern and western) elevations of the building. Both are adjacent to, and or attach to the building and were not part of Reg. Ref. SD12A/0190.
- **Fire escape stairs**, with door openings have been installed externally on both the eastern and western elevations. These were required under fire safety regulations but did not form part of the original permission, only becoming required in the course of operation of the building and immediately installed by the applicant once the requirement arose. These are emergency stairs and not regularly utilised. They are of stainless steel construction and therefore blend with the elevations against which they sit and are not visually intrusive.
- **Miscellaneous elevation alterations** without material impact on building appearance consist of:
  - **3 no. ground floor door openings** for emergency and employee access have been added to the western (side) elevation at its centre (single glass door) front (south – double glass door) and in the northern (rear) elevation (single door) on the western side.
  - The **air conditioning system** necessitated venting and **louvered vent panels** of the same grey finish and the existing elevations have been installed on the first floor of the northern (rear) elevation and on the eastern (side elevation) (3 no. vents apiece).
- Two single storey shelters have been erected:
  - A single storey **bike shelter** (16.6 sqm) has been erected in the north western quadrant of the site. This is supplied with bike stands capable of securely holding 36 no. bicycles. This is half gated, allowing for secure storing of employee bicycles and visitor bicycle parking.
  - A **smoking shelter** (3.48 sqm) is adjacent to the bike store, also in the north western quadrant of the building.

Neither the bike store nor smoking shelter are visible from the public domain.

### 2.2.2 Reg. Ref. SD12A/0190 post-planning permission requirements

A review of the 11 no. conditions of Reg. Ref. SD12A/0190 finds that only condition nos. 6 and 11 had a requirement for the making of a formal post-permission submissions to the planning authority.

Condition on. 6 required a HGV circulation strategy and car parking to be submitted to the planning authority...*"revised plans and particulars showing a heavy goods vehicle (HGV) circulation strategy for the proposed development in plan format that illustrates proposed turning circles, parking loading/unloading arrangements for HGV's shall be submitted for the written agreement of the Planning Authority. This strategy shall include the submission of an autotrack drawing and the provision of 79 No. car parking spaces."*

A review of the planning file does not evidence the submission of the required auto track. Appendix 5 is an auto track of the HGV circulation as required, prepared by Atkins that indicates the site can accommodate HGV circulation and holds 79 no. car parking spaces.

The authority is informed that HGV access to Prodieco is not a regular occurrence. This facility is engaged in the manufacture of precision tool and machine components for the pharmaceutical industry and therefore bulky goods are neither regular produced nor accepted on site. Notwithstanding, in deference to this requirement, the auto track included at Appendix 5 is submitted. The auto track

indicates that 7 no. of the 79 no. extant car parking spaces must be marked as temporary i.e. must be vacated in the rare event of HGV ingress and egress.

Condition no. 11 required the payment of a financial contribution in the amount of €130,758.00. This payment was made and formally acknowledged by the authority by letter date 23<sup>rd</sup> February 2016. See Appendix 6.

### 2.3 Proposed development: canopy over fire escape stairs

The current application only proposes a minor element of development: the covering of the fire escape stairs with a metal (Kingspan or similar) awning. Like the fire escape stairs themselves, a rain covering awning has been advised as required by fire experts, we believe to avoid slip hazard in the event of emergency evacuation. The applicant intends to install these canopies upon grant of permission. These awnings will be on simple grey stainless steel upstands and themselves will be grey in colour, thus blending with the elevation behind.

## 3.0 Designations and Objectives

The proposed site is located wholly within the planning administrative area of South Dublin County Council. Thus, the proposed development is subject to the provisions of the current South Dublin County Development Plan 2016 - 2022.

In addition to the Development Plan local authorities are empowered under the Planning and Development Act to make Local Area Plans (LAPs) for smaller areas within their boundaries. Together with Development Plans, LAPs constitute the only statutory Plans for local authorities. South Dublin also prepares other plans for certain lands called masterplans, the boundaries of which are indicated on County Development Plan maps. The subject site falls within the boundaries of Tallaght Town Centre LAP 2020, referenced at subsection 3.1 below.

The County Development Plan policies, standards and objectives in relation to the subject lands and land use proposal are set out below with the aim of demonstrating the proposed development's compliance with the provisions of the Plan. The current Development Plan has been subject to 5 no. variations. The latest variations of the plan had an impact on some of the land uses that are scheduled as permitted in principle, open for consideration and not permitted according to their land use zoning objectives.

The County Development Plan consists of a written statement, appendices, environmental reports and a set of maps. For ease of reference and to demonstrate exhaustive approach, this section of the report generally follows the order of the Development Plan beginning with and excerpt of the Sheet no. 9 of the Plan and then moves through the relevant provisions of the County Development Plan Volume 1 whose content is scheduled at table 1.

Chapter No. & Title	
1 Introduction & Core Strategy	7 Infrastructure & Environmental Quality
2 Housing	8 Green Infrastructure
3 Community Infrastructure	9 Heritage, conservation & Landscapes
4 Economic Development & Tourism	10 Energy
5 urban Centres and Retailing	11 Implementation
6 Transport & Mobility	

Table 1 South Dublin County Development Plan 2017-2023 (Vol 1 Written Statement Contents)



It is noted that the draft 2022 -2028 Development Plan is being prepared and was on display until 21<sup>st</sup> September 2021. The provisions of that draft plan are referred to in this section for the purposes of future-proofing.

Figure 1 below is an excerpt of Sheet no. 9 of the current Development Plan Map with the subject site outlined in red with site and surrounding designations scheduled below.

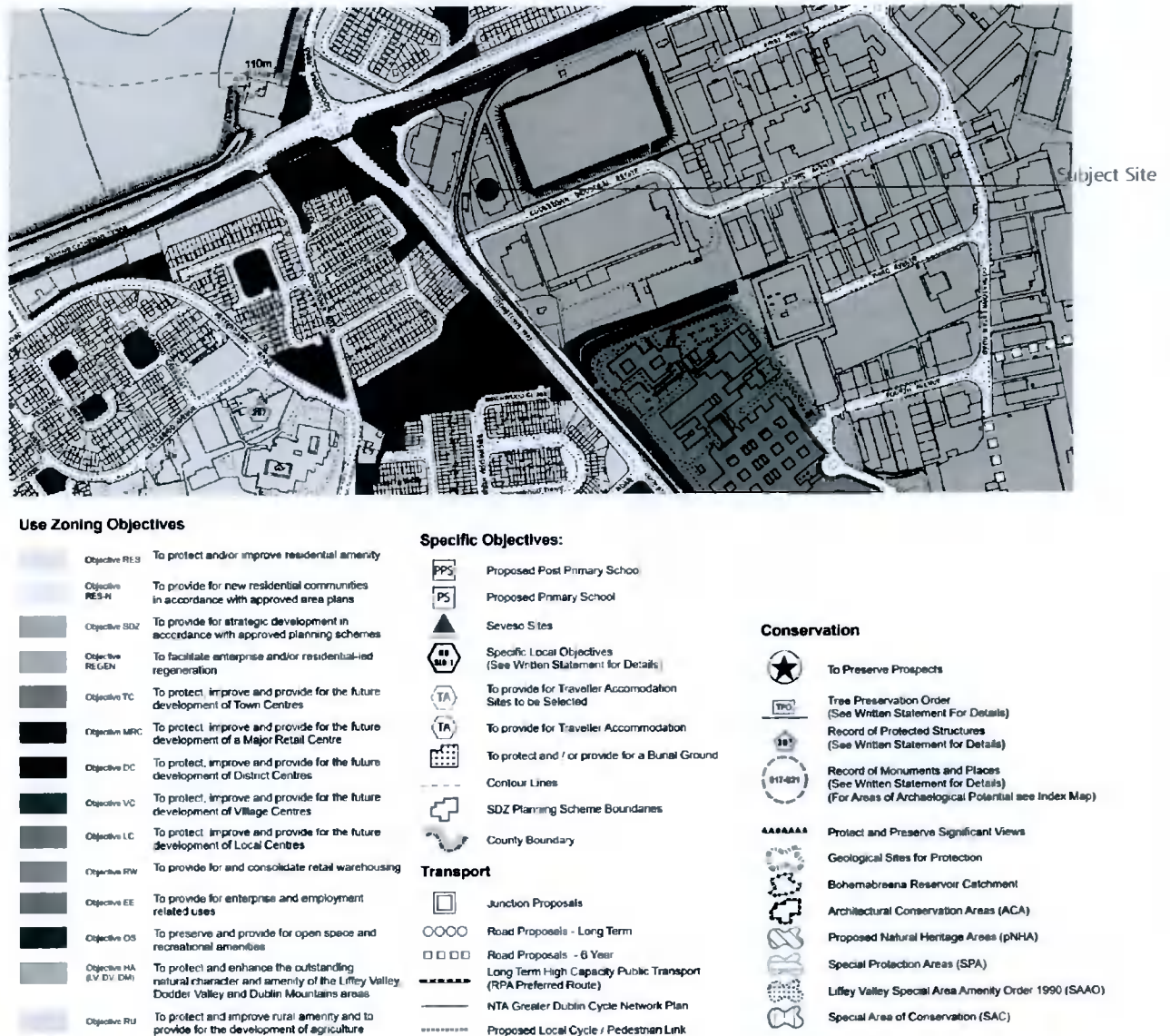


Figure 1 Excerpt of Development Plan Map Sheet no. 9 of the South Dublin County Development Plan 2016-2022

The site is ascribed land use zoning of *Regeneration (REGEN)* with the objective *To facilitate enterprise and/or residential-led regeneration.*

REGEN lands are recognised as key to the Core Strategy of the plan *“These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses”* (Section 1.8.0. pg. 23); and at Core Strategy Objective nos. CS1 Objective 2 and CS2 Objective 4. It is submitted that the continuation of support for the use of the site for this indigenous business advances the objectives of the Core Strategy.

The site holds no specific objectives but the presence of a 110m 'contour line' is noted to the north of the site. The development will not impact this specific objective.

The above designations do not alter it the Draft Plan (Map 9).

It is submitted that the existing use on site remains within the vision for the land use zoning objective for the site. Currently those uses permitted in principle include the elements of the Prodieco holding a "Science and Technology Based Enterprise" with ancillary offices.

It is further submitted that the draft plan expands the land use zoning objective REGEN to; "To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery", and maintains its function with "Science and Technology Based Enterprise" remaining permitted in principle.

It is submitted that the facility now offers an improved sustainable transportation proposition in its installation of the covered bike store in addition to the 79 no. car parking spaces. This dedicated store encourages sustainable transport modes by employees and visitors by its existence and is submitted in accordance with the current and draft plan reliance on more sustainable modes of transport. It is also noted that the site is within immediate walking distance of Luas stops which have been installed since original planning permission under Reg. Ref. SD12A/0190.

It is further submitted that the rate of car parking at 79 no. spaces as required under Reg. Ref. SD12A/0190 is now oversupplied having regard to the current and draft plans. Chapter 11 of the current Plan sets out minimum bicycle parking rates (table 11.22) and maximum parking rates (non residential) (table 11.23). Having regard to the zones identified for parking it is noted that car parking is required at a rate of 1 per 75 GFA for *Enterprise and Employment*. The total floor area of the development (including: existing single storey stores; extended rear extension; bike store; and smoking shelter, all of which are not active manufacturing or working floor area) is 3,745 sqm that generates a car parking requirement of 50 no. spaces (1 per 75 GFA). Excluding existing stores, bike store, rear extension for plant and smoking shelter the GFA is approx. 3,000 sqm that generates long and short stay bicycle parking requirements at 1 per 200 sqm GFA. At this rate, a total of 30 no. bike parking spaces are required that are readily provided in the existing bike store.

Chapter 7 *Sustainable Movement* of the Draft plan sets even more ambitious objective for modal shift to public and sustainable transport modes, as does the Tallaght Town Centre LAP.

### 3.1 Tallaght Town Centre LAP 2020 - 2026

Relatively recently adopted, the LAP holds the subject site in its north western extremity. The plan identifies the site was within 500m of luas (figure 2.3) and closer still at 200m (figure 2.7). The site is identified as having 'potential for higher buildings' either commercial or residential (figure 2.4) with 'mixed use frontage' onto Second Avenue (figure 2.5).

The LAP is divided into 7 no. neighbourhoods. The site is identified as part of the 'Cookstown Neighbourhood', that is to be "an attractive mixed use residential led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre."

It is submitted that Prodieco as a specialist, indigenous South Dublin industry is a local employer of skilled workers. This employment use is compatible with the vision under the LAP, providing essential employment to the mix for a multi-use active Tallaght Town.



## 4.0 Environmental Assessment

Under the Environmental Impact Assessment (EIA), Habitats and Birds Directives, environmental assessments are a function of the planning authority as competent authority in considering development applications.

In respect of Environmental Impact Assessment (EIA), it is submitted that the development proposed for retention and development, is not of scale of and type of development prescribed for the purposes of Part X of the Planning and Development Act, 2000 as amended and Part 10 of the attendant Regulations. It is further submitted that it can be concluded on the basis of preliminary examination that there is no real likelihood of significant effects on the environment and there no requirement for EIA screening.

Where Appropriate Assessment (AA) determines that significant effects may occur on Natura 2000 Network it is incumbent upon an applicant to perform a site and development impact assessment presented as a Natura Impact Statement (NIS). The subject site does not contain nor is it adjacent to any Natura 2000 sites nor is it bounded by nor transversed by any pathways to same.

The proposed development is to take place on an already developed site, is to utilise existing services and does not propose any change to service use, nor does it involve any increase in any impact as no change to the use as permitted and taken up under Reg Ref. SD12A/0190 is proposed. Having regard to the source-pathway-receptor approach of assessment recommended in OPR Practice Note 01, it is submitted that no impact to the qualifying interests of designated site in the network will occur as a result of the development.

## 5.0 Conclusion

It is submitted that the development for retention and proposed is *de minimus* in comparison to the main building and site. It is further submitted that the development is readily absorbable into the existing soft and hard environmental carrying capacity of the site and its surroundings as it does not propose any new service connections nor constitute an intensification of use. The development is submitted to be in the interests of the sustainable and proper planning and development of the site and area in its promotion of the established indigenous specialist industry use on site.

We hope you find this application in order and look forward to a favourable decision.

Yours faithfully,

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Cliona Ryan  
Associate Director

### Schedule of Appendices

**Appendix 1** Copy of Site Notice

**Appendix 2** Copy of Newspaper Notice

**Appendix 3** Calculation of planning application fee

**Appendix 4** Schedule of Drawings

**Appendix 5** Copy of HGV Auto Track (Atkins Drawing No. 5191610 / HTR / SK / 001, REV A (NTS). 20.09.2021)

**Appendix 6** Contribution payment under Reg. Ref. SD12A/0190 (Copy of Letter from South Dublin County Council confirming compliance with condition no. 11 of Reg. Ref. SD12A/0190, 16 February 2016)

# Appendix 1 Copy of Site Notice

Erected at 1 no. location 19.11.2021 as indicated on site location map and site layout plans.

## **Appendix 2 Copy of Newspaper Notice**

Published in approved newspaper The Echo 18.11.2021.



# planning notices

All planning applications must be in before 5pm Monday

tel: 468 5350  
email: reception@echo.ie

**South Dublin County Council**

We, Paul & Fiona McCall, are applying to South Dublin County Council for retention planning permission for the porch built to the front of the existing semi-detached dwelling at 27 Orwell Park Rise, Templeogue, Dublin, D6W PY76. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

**South Dublin County Council**

We Cathal Daly & Aileen Murphy are applying for planning permission for proposed build up of existing roof to side of roof into dutch hip at attic level, with window in proposed gable wall, dormer roof with window on rear slope of roof all at attic level & attic conversion at 48 Woodcrown Drive, Knocklyon, Dublin 16. This application may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am-4pm, Mon-Fri, and that a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

**South Dublin County Council**

We David & Elizabeth O'Connell are applying for planning permission for garage conversion, partial ground floor rear extension, raising of flat roof over single storey side & installation of 2 No. roof lights over removal of chimney from gable side hipped roof at 42 Butterfield Orchard, Ranelagh, Dublin 14. This application may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am-4pm, Mon-Fri, and that a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

**South Dublin County Council**

I Max Klimmek Intend to apply for Planning Permission for Conversion of existing attic space comprising of modification of existing roof structure, new gable window, new window to the front gable, new access stairs, new roof window to the front and rear and flat roof dormer to the rear at 60 Wilkins Court, Whitehall, Dublin 12. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

**South Dublin County Council**

We Stephen & Nadine Farrell are applying for planning permission for ground floor front & rear extensions with flat roof over. First floor side extension with pitched roof over at 242 St. James Road, Greenhills, Dublin 12. This application may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am-4pm, Mon-Fri, and that a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

**South Dublin County Council**

Prodeco Unlimited Company is applying for permission for retention and permission at Unit 4, Second Avenue, Cookstown Extension, Cookstown Industrial Estate, Tallaght, Dublin 24, D24RCH2. The development consists of retention of alterations to development permitted under Reg. Ref. SD12A/0190, including: single storey rear extension; air conditioning units and associated flues to the west and east of the building; elevational alterations of the building including the installation of 2 no. fire escape external stairways and relocated openings, covered bicycle store and smoking area; car parking and circulation; and all associated site works. Permission is sought for the covering of the fire escape stairs with awnings. All development over an application site area of 0.57 hectares. This application may be inspected or purchased at

a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

**South Dublin County Council**

We at MBG Distribution LTD intend to apply for a waste facility permit at our location on the lower Greenhills road, Walkinstown, Dublin 12. The Planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24. During its public opening hours of Monday to Friday from 9.00am – 4.00pm, and may also be viewed on the council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of (€20.00 euro) within the 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

**South Dublin County Council**

Planning permission sought for the construction of a new dormer window to rear of existing three storey terraced dwelling to convert existing Store to Bedroom with associated siteworks for Dave Cullen at 51 Hunters Way Hunters Wood Dublin 24 D24R8K6. This application may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am-4pm, Mon-Fri, and that a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

SOUTH DUBLIN COUNTY COUNCIL - LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS 1963 - LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 TO 1994

## PLANNING APPLICATIONS RECEIVED WEEK ENDING NOVEMBER 5, 2021

Application No.	Date	Type	Additional	Applicant	Location	Proposed Development	Direct Marketing
SD16A/0215/EP	03-Nov-2021	Extension Of		Eugene & Margaret Rossiter	48 Woodcrown Drive, Knocklyon, Dublin 16	Partial ground floor rear extension, raising of flat roof over single storey side & installation of 2 No. roof lights over removal of chimney from gable side hipped roof at 42 Butterfield Orchard, Ranelagh, Dublin 14	Direct Marketing - NO
SD21A/0157	03-Nov-2021	Permission	Additional	Brendan & Silena Quirk	1 Broadfield Court, Broadfield Manor, Rathcoole, Co. Dublin	Construction of attached, two storey three bedroom house and all associated site works	Direct Marketing - NO
SD21A/0185	02-Nov-2021	Permission	Additional	RN Network Services (Ire) Ltd	Unit 19, Craig Avenue, Clonsilla Industrial Estate, Dublin 22	Full demolition of existing two storey 403sq m building to make way for future development, subject to future separate planning application.	Direct Marketing - NO
SD21A/0200	05-Nov-2021	Permission	Additional	Jordanstown Promenies Limited	College Lane, Greenogue, Rathcoole, Co. Dublin	Amendments principally comprising of an overall increase in the commercial floor area by 15,479sq m from the permitted 13,959sq m to 29,438sq m, the permitted scheme has 3 internal ancillary office floor levels, and the proposed alterations provide 2 mezzanine levels in the warehouse area (i.e. a total of 5 internal floor levels), the permitted maximum height of the development at 23.7 metres will remain unchanged, the additional 15,479sq m development proposed will comprise an increase in the warehouse floor area from 12,369sq m to 13,351sq m, staff facilities from 548sq m to 2,582sq m and	Direct Marketing - NO
						ancillary office area from 1,042sq m to 2,437sq m, in addition to the provision of a 2 storey mezzanine warehouse area (9,703sq m), integrated plant room (434sq m) and plant area on 2 floors (929sq m), construction of a 2 storey car-parking area (4,057sq m and 7.8m height) to accommodate an increase from the previously permitted 119 ancillary car parking spaces to 190 car parking spaces, 13 designated van parking spaces (no dedicated van spaces previously proposed), 72 permitted cycle parking spaces, reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 to 14 and the provision of 16 van loading level entry doors, the provision of an additional egress on the eastern boundary to facilitate vans exiting the site, sprinkler tank and associated underground pumps, repositioned ESB substation (15sq m and 3m height), bin storage (42sq m and 2.9m height), amended lighting layout signage modifications to hard and soft landscaping and boundary treatments, and associated site development works above and below ground	Direct Marketing - NO
SD21A/0212	05-Nov-2021	Permission	Additional	Galands Nursing Homes Ltd	Sally Park Nursing Home, Sally Park Close, Firhouse, Dublin 24	Demolition of single storey structures attached to the west and north of the existing building, construction of a single storey (531sq m) extension attached to the east of the existing building, two storey (161sq m) extension attached to the west of the existing building, three storey (1892sq m) extension attached to the north of the existing building, the existing structure is a protected structure (SDCC RPS 285), construction to include all associated site works and enabling works.	Direct Marketing - NO

Contact The **Echo** to have a planning notification published  
Call **468 5350** or email [reception@echo.ie](mailto:reception@echo.ie)

## Appendix 3 Planning Fee Calculation

The planning application fee of €1,137.10 in accordance with Section 2, Schedule 9 of the Planning and Development Regulations 2001 - 2021 as follows:

Planning Application Fees, Planning and Development Regulations 2000 - 2021				Development Planning Application Fee	
Class	Class of Development	Amount of Fee	Amount of Fee for Retention Permission	Proposed	Retention
4	The provision of buildings other than buildings coming within class 1, 2 or 3.	€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.	€240 for each building, or €10.80 for each square metre of gross floor space to be provided, whichever is the greater.	n/a	Extension 51.65 sqm X €10.80 = €557.82  Bike shed 16.6 sqm X €10.80 = €179.28  Smoking shelter 3.48 sqm X €10.80 = €37.58 (max fee of €80.00 applies)  Fee amount: €817.10
13	Development not coming within any of the foregoing classes.	€80, or €10 for each 0.1 hectare of site area, whichever is the greater.	€240, or €30 for each 0.1 hectare of site area, whichever is the greater.	Canopies over fire escape stairs over an area of less than 200 sqm = max fee €80.00  Fee amount: €80.00	Site area 0.57 ha (0.57 ha / 0.1 ha. X €30.00 = €85.50 (max. fee of €240.00 applies)  Fee amount: €240.00
<b>SUB TOTAL</b>				<b>€ 80.00</b>	<b>€ 1,057.10</b>
<b>TOTAL FEE</b>				<b>€ 1,137.10</b>	

## Appendix 4 Schedule of Drawings & Documents Submitted

Origin	Dwg no.	Title	Scale
Doyle Morris Group	11852-PLN-001	Site Location Map	1:1000 @ A3
Doyle Morris Group	11852-PLN-002	Existing Site Plan	1:1000 @ A1*
Doyle Morris Group	11852-PLN-003	Proposed Site Plan	1:1000 @ A1*
Doyle Morris Group	11852-PLN-004	Existing & Proposed North and South Elevations	1:100 @ A1
Doyle Morris Group	11852-PLN-005	Existing & Proposed East and West Elevations	1:150 @ A1
Doyle Morris Group	11852-PLN-006	Existing and Proposed Ground Floor Plan	1:150 @ A1
Doyle Morris Group	11852-PLN-007	Existing and Proposed First Floor Plan	1:150 @ A1
Doyle Morris Group	11852-PLN-008	Bike Shed and Smoking Shelter	1:50 @ A3
Doyle Morris Group	11852-PLN-009	Existing and Proposed Sections	As shown @A3*

\* NOTE: Drawing scale deviation as allowed under Art.23(1) was requested by email by the undersigned 11.11.2021. That request was forwarded to a senior planner who agreed scale deviations. Agreement communicated from Planning registry 15.11.2021 by email.

# Appendix 5 Copy of HGV Auto Track

Atkins Drawing No. 5191610 / HTR / SK / 001, REV A (NTS), 20.09.2021



## Appendix 6 Contribution payment under Reg. Ref. SD12A/0190

Copy of Letter from South Dublin County Council confirming compliance with condition no. 11 of Reg.  
Ref. SD12A/0190, 16 February 2016



Development, Economic & Transport Planning Department  
Forbairt, Eacnamaíocht & Iompair An Roinn Pleanála

Telephone: 01 4149000 Fax: 01 4149104  
Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

23 February 2016

Aisling Stout  
Accounts Supervisor  
Prodieco  
Advanced Engineering Solutions  
Unit 4, 2<sup>nd</sup> Avenue  
Cookstown Industrial Estate  
Tallaght  
Dublin 24

Register Ref: SD12A/0190  
Location: Unit 4, 2<sup>nd</sup> Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

Dear Aisling,

I wish to confirm that condition number 11 granted under Planning Permission Register Reference SD12A/0190 which required the payment of Financial Contributions has been complied with in respect of the above named development.

Please contact this office by phone 4149000; by fax 4149104 or via e-mail [compliancerequests@sdublincoco.ie](mailto:compliancerequests@sdublincoco.ie) for any further queries.

Yours sincerely

Brian Leonard  
Staff Officer  
Financial Contributions Section  
Planning Department