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29th November 2021

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Re: Permission for change of use of existing uncompleted and vacant office building to motor showroom and service workshop use (1300m²), with ancillary office, staff and customer accommodation, including removal of existing projecting porch and stairwell at ground floor level (16m²) removal of section of existing floor and projecting stairwell (927m²) at first floor level, alterations to existing elevations to include for new glazed curtain walling, insulated wall cladding, new attached illuminated building signage, construction of new single storey extension (90m²) to rear to form part of new service workshop all associated drainage and site works at Airton house, Airton Road, Tallaght, Dublin 24

Dear Sirs,

1.0 Introduction

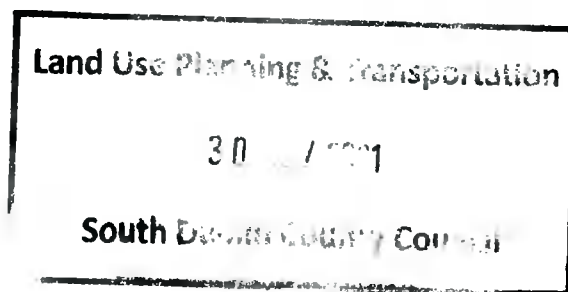
On behalf of our client, Green Cars Distributors Ltd, we wish to make an application for permission for the above development.

Green Cars Distributors Ltd own and operate the existing and successful multi brand Agnelli Motor Park motor dealership on Greenhills Road, Tallaght Dublin. 24. They have been trading from this location since 2016 and are now relocating this business to their recently purchased site on Airton Road

The proposed site and existing building are currently unoccupied. The building is uncompleted internally with no internal walls, finishes and or fittings.

The existing building is formed with concrete and steel portal frame structure, commonly used for the construction of warehouse and industrial type buildings, with a recently constructed concrete infill first floor, supported on numerous structural steel columns. It would appear from planning files that the building was originally constructed as a warehouse type building with extensions and a change of use to offices added over the years.

It would appear from the condition of the site and building that the building has been unoccupied for a number of years.



2.0 Proposal

The development seeks to retain and remodel the existing building as follows;

- Change of use of the existing building to motor showroom and warehouse use.
- Extension to rear to form part of service workshop
- Removal of part of first floor to form void over ground floor display area and service workshop, along with projecting stairwells
- Forming offices, staff and customer accommodation
- Providing new glazed curtain walling and insulated wall cladding to existing elevations
- Providing attached illuminated signage.

The site area is 0.328 ha with existing access off Airton Road.

As a result of this proposed development, the current operations at Agnelli Motor Park facility at Greenhills Road will cease and will be relocated to this new premises. At present Agnelli Motor Park employ 20 staff at Greenhills Road, with all staff moving to this new location. The new business will cater for the sales and service of both new and preowned cars.

3.0 Floor areas

Existing floor area

Ground Floor

Building shell 1155m²

Electrical room 7m²

First Floor

Building shell 1088m²

Proposed Floor areas

Proposed ground floor

Showroom display area 482m²

Service workshop, glazed link and parts store 476m²

Offices, handover area and ancillary accommodation store 217m²

To be removed 16 m²

Existing electrical room 7m²

Proposed First Floor

Storage 161 m²

To be removed 927m²

4.0 Zoning

The site is zoned REGEN by the South Dublin County Council Development Plan
Car Sales use is "permitted in principle" and Service Garage use is "open for consideration".

5.0 Parking

On site parking areas are existing and parking bays will be designated are as follows

Customer parking	= 3 spaces
Accessible space	= 1 space
Staff parking	= 9 spaces
Display models	= 16 spaces
Workshop parking	= 9 spaces
Electric charging	= 4 spaces
Bike parking	= 6 spaces
Motor bike	= 2 spaces

6.0 Schedule of Fees

Class 4

Extension		
90m ² @ €3.60		€ 324.00
Change of use		
1300m ² @ €3.60		€ 4,698.00

Class 9

Illuminated signage		
Dealer name 2no. x (5.58m ²)	11.16m ²	
Brand sign 2no. x (1.8m ²)	3.6m ²	
Brand signs 1no.(5.04m ²)	5.04m ²	
Total	19.8m ² @ €20.00	€ 396.00

Class 13

Any other development demolitions		€ 80.00

		€ 5,498.0

7.0 Schedule of Drawings

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Site location	1/1000	
Site plan	1/250	PA01
Ground floor plan	1/100	PA02
First Floor plan	1/100	PA03
Elevations & Sections	1/100	PA04
Elevations & Sections	1/100	PA05
Elevations & Sections	1/100	PA06
Signage	1/50	PA07

Existing site plan	1/250	SUR01
Existing ground floor	1/100	SUR02
Existing first floor	1/100	SUR03
Existing elevations	1/100	SUR04

Alan Clarke & Associates

Site drainage	1/150	21166-500
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Doyle & O'Troithigh

Landscape layout plan	1/200	LP-01-PP
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In support of the application, please also find enclosed, the following:

1. 6no. copies each of architects drawings
2. 6no. copies each of engineers drawings
3. 6no. copies of landscape design
4. 1no. copy of completed application form
5. 1no. copy of newspaper notice from Irish Daily Mail, 29-11-2021
6. 1no. copy of site notice, 1no. to be erected as indicated on the site plan
7. Cheque, made payable to South Dublin County Council, in the sum of €5,498.00

Yours sincerely



Dermot Mac Dermott
EMD Architects