

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



15<sup>th</sup> December 2021

RE: **ADDITIONAL INFORMATION.**

**Planning Application for development to a permitted storage warehouse building (Previous Planning Reg. No. SD15A/0254), located at M50 Business Park beside the M50 Ballymount Interchange, Ballymount, Dublin 12. D12 HW6X. The development will consist of;**

- (1) Retention Permission for as constructed extended floor areas to ground floor level reception area (approx. 38sqm), and first floor level office areas (approx. 49sqm).**
- (2) Planning Permission to construct a new extension to the north-eastern corner of a permitted storage warehouse building, together with associated external signage, site development works. The proposed extension would provide additional storage space at second floor level only (approx. 2,198sqm), and form an undercroft to the permitted access/entrance areas.**

**Applicant: HSIL Properties.**

**Planning Ref. No: SD21A/0214**

Dear Sir/Madam,

I refer to the above and in particular to your letter dated 21<sup>st</sup> October 2019, requesting further information.

On behalf of our clients **HSIL Properties**, we have prepared the following further information for submission.

**Item 1**

The applicant has engaged GDCL Consulting Engineers to prepare our submission. The design of the surface water layout for the original site was also completed by GDCL Consulting Engineers when the building was first constructed in 2016 (constructed under parent planning ref (SD15A/0254).

Please find attached, details on the surface water layout design for the proposed development.

## **Item 2 Office to be Retained**

In 2017, planning permission was granted for an extension to the original warehouse storage building (SD16A/0456), comprising of the following.

- extended storage area to second floor level of 778m<sup>2</sup>, forming an undercroft to the access / entrance areas,
- extended reception area to ground floor of 38m<sup>2</sup>,
- extended office area to first floor level of 50m<sup>2</sup>.

Whilst the proposed storage area & undercroft part of the approved extension was not constructed at that time, the extended reception area and office areas were constructed in 2017.

The overall footprint of the 'as constructed' development (the subject of this current application) remains the same as previously approved under planning order - SD16A/0456, however, there were some minor alterations comprising of the following,

- window (3500mm x 1500mm) on the south-east elevation of the reception area was omitted.
- Reception area internal layout was altered,
- Some minor amendments to the cladding arrangement to external elevations with inclusion of a yellow trim to windows.

The reason the applicant is now seeking retention permission for 'as-constructed' reception area (38m<sup>2</sup>) and first floor office (49m<sup>2</sup>), is to avoid any possible non-compliance with planning regulations. On behalf of the applicant, we are now seeking a retention for this development only.

We have prepared drawings detailing the exact areas for retention permission. Please find attached the following drawings.

- drawing no. 2131\_P-13 – Retention Areas, and
- drawing no. 2131\_P-14 – Overlay drawing, and

## **Item 2 Design Clarity**

- a) The applicant is proposing a high-bay storage facility at second floor level, with steel racking shelves up to eaves height of 8.5 metres.

**Subject to planning approval**, the applicant may wish to apply in the future for additional storage floor space, by infilling a new floor structure at 3<sup>rd</sup> and 4<sup>th</sup> floor levels above. However, this would require a separate application for planning permission. The current proposal would allow for any possible future extension of storage floor area, without too great an expense.

The applicant is aware that under Section 34 of the Planning and Development Acts, 2000-2011, **that subject to a favourable planning decision to grant permission**, that conditions for requiring the payment of a contribution levy, relative to the floor area of the subject development, will be applied to any planning order decision. As this is calculated on a rate of €75.00 per m<sup>2</sup>, this would provide for a considerable expense on the applicant at this time. If future growth of the business allows, there may be a suitable opportunity then, to apply for further extension by infilling floor structures at 3<sup>rd</sup> and 4<sup>th</sup> floor levels.

- b) A total of 82 no. car parking spaces are being provided. We have revised the layout of the proposed car parking spaces to the undercroft area. Where steel uprights are located there can be no car parking bays.

The current number of car parking spaces on the site is 63, and the applicant confirms that based on an average over the last 4 years or so, since the building was first occupied, currently, there are an excess of car parking spaces serving the site and these are never more than 10% occupied at any one time.

- c) See attached the car parking assessment carried out by the applicant, dated 20<sup>th</sup> October 2021, which shows that over the last three and a half years since the premises has been opened, that the parking requirement is considerably less than that required by the SDCC Development Plan 2016-2022.

The cumulative arrival & departure profile of the self-storage warehousing development supports a reduction in the parking requirements to be provided.

#### **Item 2 Site Layout Plan**

- a) See our revised Site Layout Plan drawing (metric scale of 1:250), drawing no. 2131\_P-03 Rev A. Figured dimensions have been corrected to accurately reflect the scaled drawings provided. A1 size sheet layout. All features including the site boundary fence, trees / hedging and buildings / structures on adjoining properties, have been illustrated correctly.

#### **Item 2 Contiguous elevations / Day light Analysis**

- a) See our revised Elevation Drawings (Elevations 03 & 04), drawing no. 2131\_P-12 Rev A. All features including the site boundary fence, trees / hedging and buildings / structures on adjoining properties, have been illustrated correctly.
- b) The applicant has engaged Philip Kelly, Sketchrender Ltd., to prepare a daylight & sunlight analysis.

Please find attached, report dated December 2021.

The 'Honda' building has a blank elevation to the elevated junction to the northwest. The main elevation to showrooms used by Honda, Bosch, Neff are towards the southeast Road and the building complex does not depend on natural daylight/sunlight from the direction of the subject site. The intervening area affected by shadow is yard area, which is not dependent upon daylight/sunlight. The lower level within the adjacent building on the southwest side contains stores and is not dependent on natural light/sunlight. The operational hours are normal commercial daytime hours between 8am and 6pm. Shadow does not climb the upper southwest façade until after normal working hours at the equinox.

The effect on adjacent commercial buildings is minimal and passing.

### **Item 3**

The applicant has engaged David Mulhern, Brackley Landscape Services to prepare our submission.

Please find attached drawing no. 048-L01, with proposed details on the landscaping layout design for the proposed development.

### **Item 4**

The applicant has engaged Dr Philip Blackstock, Independent Arboricultural Consultant, to prepare our submission.

Please find attached the following,

- Tree Survey and Report dated November 2021,
- Tree Survey Report Sheet,
- Tree Constraints Plan,

The applicant confirms his intention to adopt all relevant Arboricultural method statements as set out in the Report, to ensure no trees are damaged during construction works.

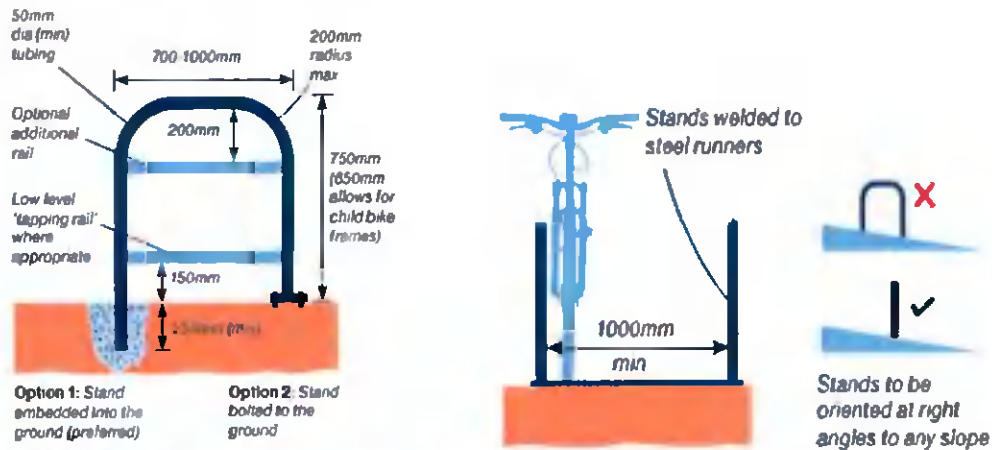
### **Item 5**

All proposed signage will be in-line with the existing permitted signage. There will be no lighting provided. Material proposed for text and wording will be of the same material as the external cladding panels. See image below. For illustration, please find attached our 3D visualisation of the proposed signage on southeast and northeast facing elevations.



**Item 6**

The applicant recognizes the promotion of cycling as a travel opportunity and is part of the drive to promote alternatives to the private car and encourage more sustainable means of travel. One step in this process is to improve the provision, safety, convenience and general environment for cycling by ensuring that the needs of cyclists are fully taken into account as part of this development. It is proposed that the amount of good quality cycle parking needs to be increased. The applicant proposes to provide adequately secure, weather protected parking for visitor parking as follows;



Example of weather protected secure cycle parking (short term or long term).

The location of additional 10 no. bicycle parking bays have been included on our revised Site Layout Plan and Ground Floor Plan drawings.

In addition, we have made some minor alterations to the proposed drawings, namely the following.

- Relocated the escape stairway (Stairs – 04), and included a lobby at ground floor level, to comply with TGD Part B (fire),
- Included a solid masonry / RC wall approx. 3.2m high to the north-east end elevation of the proposed extension, to comply with TGD Part B (fire),
- Revised car parking layout to undercroft area,

Please find attached the following.

- 6 no. copies of revised Site Layout Plan - Colour, (Dwg. No. 2131\_P-03 Rev A),
- 6 no. copies of revised Ground Floor Layout – with Site Layout Plan, (Dwg. No. 2131\_P-05 Rev A),
- 6 no. copies of Part Ground Floor Plan (Dwg. No. 2131\_P-15),
- 6 no. copies of First Floor Plan (Dwg. No. 2131\_P-06),
- 6 no. copies of Second Floor Plan (Dwg. No. 2131\_P-07),
- 6 no. copies of revised Elevations 01 & 02, (Dwg. No. 2131\_P-11 Rev A),
- 6 no. copies of revised Elevations 03 & 04, (Dwg. No. 2131\_P-12 Rev A),
- 6 no. copies of Retention Areas (Dwg. No. 2131\_P-13),
- 6 no. copies of Overlay drawing, (Dwg. No. 2131\_P-14),
  
- 6 no. copies of Shadow Analysis,
  
- 6 no. copies of 'Before' and 'After' 3D images
  
- 6 no. copies of Tree Survey & Report dated November 2021,
  
- 6 no. copies of Car Parking Assessment dated 20<sup>th</sup> October 2021,
  
- 6 no. copies of Landscape Plan / Proposal, (Dwg. No. 034-001),
  
- 6 no. copies of GDCL Consulting Engineers Response Letter & Site Services Layout drawing (Dwg. No. C-100 Rev 3),

We trust that you will find this in order, and we look forward to an early and favorable decision on this application.

Yours faithfully



Jariath Johnston. B.Sc. (Hons) Dip. Surv.

J.M. Johnston Project Management & Building Design Consultants