



Armstrong Planning

PLANNING STATEMENT

on behalf of

Galco Steel Limited

pertaining to

The construction of a single-storey extension (980 sqm) to paint workshop with canopy, two access doors with roller shutters and all associated site development works

at

Galco House, Ballymount Road, Walkinstown, Dublin 12

17th December 2021



Introduction

Armstrong Planning (with offices at 12 Clarinda Park North, Dun Laoghaire, Co. Dublin, A96 V6F9) have been retained by Galco Steel Limited (the applicant) to prepare and submit a planning application for proposed development at Galco House, Ballymount Road, Walkinstown, Dublin 12 (the application site) comprising:

The construction of a single-storey extension (980 sqm) to paint workshop with canopy, two access doors with roller shutters and all associated site development works.

Application Fee

We are supplying the requisite planning application fee of €3,528. This has been calculated on the basis of the development of 980 sqm (GIA) of industrial floorspace at €3.60 per sqm, as per Class 4 (Schedule 9, Section 2) of the Planning and Development Regulations 2001 (as amended).

Submission Documents

Further to the aforementioned cheque for the planning application fee, a completed application form is submitted with this application, accompanied by a copy of the site notice and a copy of the newspaper notice. In addition, six copies of this Planning Statement and the following architectural drawings are submitted with this application:

Table 1: Schedule of architectural drawings

Title	Scale	Dwg Number
Site Location / Ordinance Survey Map	1:1000 @ A2	21.26_101-P1
Existing Site Plan	1:500 @A1	21.26_102-P2
Existing Ground, First & Second Floor Plan	1:100 @A0	21.26_201-P1
Existing Roof Plan, Sections & Elevations	1:100 @A0	21.26_202-P1
Proposed New Extension – Site Plan	1:500 @A1	21.26_103-P3
Proposed New Extension – Ground Floor Plan & Roof Plan	1:100 @A0	21.26_203-P2
Proposed New Extension – Sections & Elevations	1:100 @A0	21.26_204-P2
Contiguous Elevations	1:200 @ A1	21.26_301-P2

Site Location and Description

The application site is in the ownership of the applicant. The red line area marks out the western portion of the wider Galco Steel site and contains an existing large paint workshop, where galvanised steel components are spray-painted. The application site (within the red line) measures 6,198 sqm. The wider Galco Steel site measures 11,125 sqm in total.



The subject site is situated on the south side of Ballymount Road Lower and falls within at the Ballymount Industrial Estate just inside (and to the east of) the M50.

A temporary marquee type structure has recently been erected on the site of the proposed development (without the benefit of planning permission) for the purposes of providing a makeshift covered preparation area. There is no intention to retain this structure and for the sake of clarity, we are not seeking retention permission. This structure will be removed in due course.

Galco Steel is a major employer in the area and has been in operation since the 1960s. The galvanising processes on site are of strategic importance to Irish construction industry.

Zoning

The application site is zoned EE 'Enterprise and Employment' in the South Dublin County Council Development Plan 2016 – 2022 (the Development Plan) with the stated objective being "*to provide for enterprise and employment related uses*".

The paint preparation activity that is to take place within the proposed extension is part and parcel of the overall industrial activity on-site and as such should be considered permitted in principle under the EE zoning objective.

Proposed Development

We are seeking planning permission for proposed development comprising:

The construction of a single-storey extension (980 sqm) to paint workshop with canopy, two access doors with roller shutters and all associated site development works

The extension is required to provide a preparation area for the cleaning galvanised steel components to be treated prior to spray-painting. The required size of the proposed extension has been dictated by the space and clearance area required to store components and manoeuvre large steel beams in and out of the paint workshop without exposure to the elements.

Planning Policy Context

It is the policy of South Dublin County Council to support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

ET3 Objective 4 of the Development Plan is to direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.

We say that the proposed development is fully policy compliant.



Conclusion

We consider the proposed development to be in accordance with the land use zoning objectives of the Development Plan as well as the Council's general policy on enterprise and employment activities.

We trust the Council have sufficient information to determine this planning application and we look forward to the planning department's decision on the matter in due course. We would be grateful for all communication to be directed to Armstrong Planning at 12 Clarinda Park North, Dun Laoghaire, Co. Dublin, A96 V6F9.

Prepared by

A handwritten signature in black ink, reading 'David Armstrong', written over a horizontal line.

DAVID ARMSTRONG BA MRUP MRTPI MIPI

For and on behalf of Armstrong Planning Ltd
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DRAWING REGISTER & ISSUE RECORD

Project:
GALCO

Project Reference: 21.26

		Revision	29.09.2021	22.10.2021	02/11/2021	03/11/2021	16/12/2021				
Drawing Title:	Drg. N°										
Issue Sheet	21.26.001	P		*	*	*					
Site Location	21.26.101	P			P1	P1	P1				
Existing Site Plan	21.26.102	P	S1	P2	P2	P2	P2				
Proposed Site Plan	21.26.103	P	S1	P2	P3	P3	P3				
Existing Floor Plans	21.26.201	P		P1	P1	P1	P1				
Existing Roof Plan Sections & Elevations	21.26.202	P		P1	P1	P1	P1				
Proposed Ground Floor Plan & Roof Plan	21.26.203	P	S1	P2	P2	P2	P2				
Proposed Sections & Elevations	21.26.204	P		P1	P2	P2	P2				
Contiguous Elevations	21.26.301	P		P1	P2	P2	P2				
NOTE: e=e-mail , d=disc											
Client Main contractor Structural consultants Planning Consultatant Quantity Surveyor File	Galco						e				
	Downes		e								
	Armstrong		e	e	e		e				
			e	e	e						
		C. Vermaak	C. Vermaak	C. Vermaak	C. Vermaak	C. Vermaak	C. Vermaak				