



TABLE OF GROSS INTERNAL FLOOR AREAS & USES

DEVELOPMENT AT KINGSWOOD BUSINESS PARK	OFFICE BLOCK		WAREHOUSE	CHARGING AREA	MEZZANINE	TOTAL BUILDING
	AREA	AREA				
LOWER GROUND FLOOR	254 m ²	277 m ²	12,208 m ²	265 m ²	12 m ²	12,821 m ²
UPPER GROUND FLOOR	447 m ²	119 m ²	-	-	75 m ²	641 m ²
FIRST FLOOR	378 m ²	190 m ²	-	-	58 m ²	626 m ²
SECOND FLOOR	1,171 m ²	62 m ²	-	-	-	1,233 m ²
TOTAL	2,250 m²	548 m²	12,208 m²	265 m²	87 m²	14,458 m²

1 2 3 - ALTERATION NUMBER FOR SUBJECT APPLICATION

The subject alterations for which Planning Permission is sought for are as follows:

1. Reconfiguration of the ground floor area as follows:
 - A. Provision of a new ancillary storage area to the proposed building's eastern elevation measuring 75m² at mezzanine level.

2. Change of Use of 57m² of warehouse floor area to staff facilities due to the following:
 - B.1. Addition of single storey fire protected corridor from Office A to in the south-west corner of the warehouse, overall 45m² floor area addition.
 - B.2. Addition of stairs from warehouse to mezzanine level, overall 12m² floor area addition.
3. Elevation alterations:
 - A. Introduction of covered glazed structure at the main Office entrance to the front (southern) elevation, overall height 6.18m;
 - B. Introduction of Integrated Modular Louvre System to Charging Area to the front (southern) and side (eastern) elevation;
 - C. Change of colour of southern elevation warehouse canopy to Anthracite; and
 - D. Introduction of fire escape doors to the side (eastern) elevation.
4. Site plan alterations:
 - A. Omission of an existing roundabout and provision of revised road junction with an access/egress to the proposed development and to the existing Business Park;
 - B. Provision of a new boundary fence Type A to the southern and eastern site boundary;
 - C. Introduction of additional 26 No. HGV parking spaces to the western concrete yard (overall area 1547m²) and the omission of car parking at the same location; introduction of 8 No. van parking spaces (overall area 240m²) and rearrangement of the car parking spaces due to introduction of the above changes, plus addition of gas tank and generator; and
 - D. Associated drainage layout adjustments due to the inclusion of the above alterations.

PLG	Date	By	App	Revision
	23/08/2021	ED		ISSUED FOR PLANNING ALTERATIONS

<p>Job Title PROPOSED DEVELOPMENT AT KINGSWOOD BUSINESS PARK, BALDONNEL, DUBLIN 22</p> <p>Architect/Client JMC VAN TRANS LTD</p>	<p>Drawing Title ARCHITECTURAL GROUND FLOOR PLAN LOWER</p> <p>Drawing Status PLANNING ALTERATIONS 2021</p>	<p>Drawn ED</p> <p>Checked UB</p> <p>Approved UB</p> <p>Scales 1:250</p> <p>Date August 2021</p>	<p>KAVANAGH BURKE CONSULTING ENGINEERS</p> <p>Tel: 01-450 0694 Fax: 01-426 4340 Email: pkavanagh@kavanaghburke.ie</p> <p>Unit G3, Calmount Pk. Ballymount, Dublin 12.</p> <p>Job No. D1568</p> <p>Rev. GA-A100</p> <p>PL6</p>
--	--	--	--