

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

1<sup>st</sup> February 2022

Dear Sir or Madam,

**RE: PLANNING APPLICATION FOR AMENDMENTS TO PREVIOUSLY PERMITTED APPLICATION (SDCC REG REF SD20A/0215) AT UNIT E, BALDONNELL BUSINESS PARK, DUBLIN 22**

### Introduction

On behalf of MLEU Dublin 2 Limited, we submit a planning application for amendments to the previously permitted Unit E (SDCC Reg. Ref. SD20A/0215) at Baldonnell Business Park, Dublin 22.

Please find the following enclosed with this application:

- Application fee;
- Application form;
- 1 no. copy of site notice;
- 1 no. original newspaper notice;
- 6 no. copies of this Planning Cover Letter prepared by John Spain Associates; and
- 6 no. copies of Architectural Drawings and Schedule prepared by JSA Architects.

### Site Location and Description

The Mountpark Baldonnell development at Baldonnell Business Park is situated in a well-established employment and logistics zone to the west of Dublin City Centre in the administrative area of South Dublin County Council (SDCC). The site is located on a greenfield site to the west of the M50 motorway between Casement Aerodrome and the N7 national route.

**Managing Director: John P. Spain** BBS MRUP MRICS ASCS MRTPI MIPI

**Executive Directors: Paul Turley** BA MRUP Dip Environmental & Planning Law MIPI **Rory Kuitz** BA (MOD) MSERM MATRCP Dip ELA Mgmt MIPI  
**Stephen Blair** BA (Mod) MRUP MIPI MRTPI **Mary Mac Mahon** MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip ELA & SEA B Soc Sc MIPI

**Blaine Cregan** B Eng BSc MSc

**Senior Associate Directors: Luke Wymet** BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

**Meadhbh Nolan** BA MRUP MRTPI **Kate Kerrigan** BA MSc MRTPI

**Associate Director: Ian Livingstone** MA Town & Regional Planning, MSc Spatial and Regional Planning RTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U



**Figure 1: Site Context (Source: Open Street Map).**

The Baldonnell Business Park currently accommodates a number of small to medium light industrial and commercial businesses including engineering consultancies, manufacturers, wholesalers as well as freight forwarding and logistics companies.

Permission was granted by An Bord Pleanála on the 13th of April 2017 for three warehouse units in Mountpark Baldonnell Phase 1, Baldonnell Business Park, north of Clonlara Avenue under Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392). This development was subsequently amended under Reg. Ref. SD17A/0362, SD18A/0266 and SD19A/0048 and is complete. This development is known as Mountpark Baldonnell Phase 1.

The first part of a Phase 2 (SD19A/0370) development which comprised of 2 no. warehouse/logistic units (Units C+D) was granted planning permission by SDCC on the 09/03/2020. These two units are under construction. Permission was granted on 26<sup>th</sup> April 2021 for an application under SDCC Reg. Ref. SD20A/0319 to swap the locations of Unit C and D along with other minor revisions.

Permission was granted 23rd November 2020 for Unit E (unit subject of this application) under Reg. Ref. SD20A/0215.

An application was recently submitted on the adjacent plot to the west for two additional units, Units F+G which is currently awaiting determination by SDCC under Reg. Ref. SD21A/0230. We have included relevant planning history as part of Appendix 1.

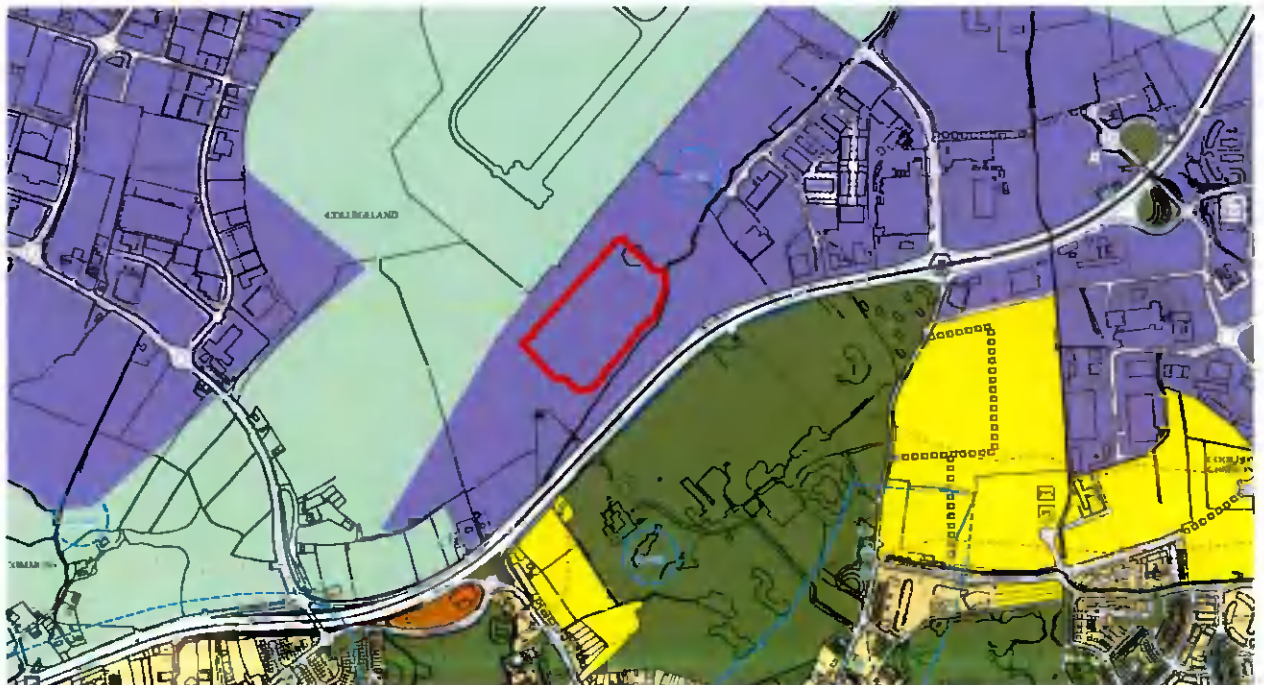
Figure 2 below indicates the extent of the subject site within the overall Business Park.



Figure 2: Indicative Outline of the site (red) and lands in the control of the Applicant entities  
 Source: Google Maps.

**Planning Policy Context**

The South Dublin County Development Plan 2016-2022 (SDCDP) is the statutory Development Plan for the subject site. The of the subject lands are zoned zoning objective EE which is “to provide for enterprise and employment related uses.” The proposed development will not change the permitted use of the lands for this purpose.



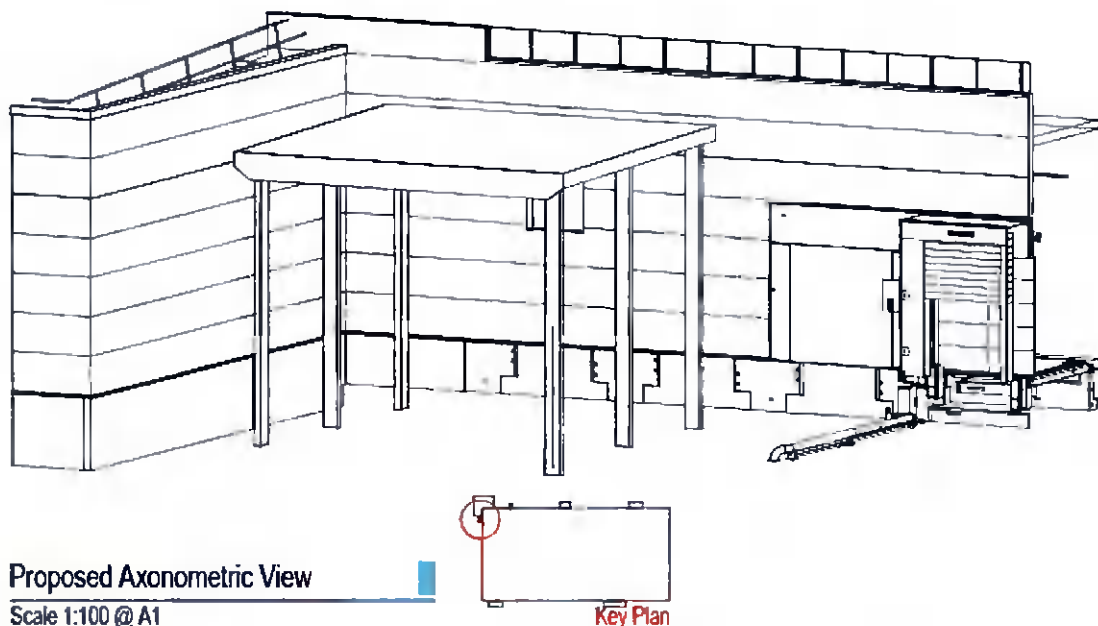
EE Enterprise and Employment

### Proposed Development

The subject application arises from the refinement of the detailed design and operational needs of Unit E. The proposed development will not impact the mass or scale of the overall permitted building nor will the visual impact or appearance of the building materially change.

As set out in the statutory notices, the proposed development will consist of the provision of Canopy to waste compactor/baler on south-western elevation and all associated works. For full details please see Architectural drawings which clearly highlight details proposed to be amended.

The materials and finishes of the Unit will be consistent with that permitted and maintain the same appearance.



**Figure 2: Proposed baler canopy axonometric view (Source: JSA Arch, 2022)**

### Conclusion

On behalf of MLEU Dublin 2 Limited, we submit a planning application for amendments to Unit E. The proposed amendments are as a result of progression of the detailed design of the Unit and operator requirements.

It is considered that the proposed development is entirely consistent with the proper planning and sustainable development of the area. As such, it is respectfully requested that South Dublin County Council grant permission for the proposed development.

Yours faithfully,

**John Spain Associates**

## **APPENDIX 1: PLANNING HISTORY**

### Permission - SD21A/0363:

On 23/12/2021, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for plant and associated development for Unit D under South Dublin County Council Reg. Ref. SD21A/0363. A Notification of Decision to Grant was issued by SDCC 28/01/2022.

### Permission - SD21A/0320:

On 19/11/2021, MLEU Dublin 2 Ltd. applied to SDCC for planning permission for signage for Unit E under South Dublin County Council Reg. Ref. SD21A/0320. This application is still under consideration by SDCC.

### Permission - SD21A/0230:

On 25/08/2021, MLEU Dublin 3 Ltd. applied to SDCC for planning permission for Units F and G under South Dublin County Council Reg. Ref. SD21A/0230. This application is still under consideration by SDCC.

### Permission - SD20A/0319:

SDCC issued a final grant of permission on the 26/04/2021. This permission amended permitted units C and D providing for an increase in floor area resulting in Unit C 7,937 sqm and Unit D, 12,050. An overall increase of 639sq.m for Units C and D at Mountpark Baldonnell Phase 1.

### Permission - SD20A/0215:

SDCC issued a final grant of permission on the 23/11/2020 which included the construction a logistics/warehouse unit (Unit E) comprising a GIA 60,747 sqm southwest of Mountpark Baldonnell Phase 1.

### Permission - SD19A/0370:

On 26/11/2019, MLEU Dublin Ltd. applied to SDCC for planning permission for the construction of two logistics/warehouse units (Unit C and D) for part of the Phase 2 development south west of Baldonnell Phase 1 at Baldonnell Business Park, Dublin 22. SDCC issued a final grant of permission on the 09/03/2020.

### Permission - SD19A/0179:

SDCC issued a final grant of permission on the 02/09/2019 for the erection of two backlight signage units to the southeast and northeast elevations facing Clonlara Road, mounted to previously approved development SD18A/0266 on Unit B.

### Parent Permission - Reg Ref. SD15A/0309 (ABP Ref. 246392)

Planning permission was refused by South Dublin County Council on 7th of March 2016 for 3 units for light industrial and logistics/warehouse. Following first party appeal, permission was granted by An Bord Pleanála on the 13th of April 2017.

### Amendment Permission - SD17A/0362:

On 04/10/2017, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) at Baldonnell Business Park, Dublin

22. The proposed amendments primarily relate to an increase in the building height of the permitted warehouses. The Final Grant was issued 23/01/2018 by SDCC.

Amendment Permission - SD18A/0266:

On 24/07/2018, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by SDCC Ref. SD17A/0362 at Baldonnell Business Park, Dublin 22.

The amendments sought the omission of unit C from the proposal and the enlargement of unit B in its place. Final grant was issued on 30/10/2018 by SDCC

Amendment Permission - SD19A/0048:

On 12/02/2019, MLEU Dublin Ltd. applied to SDCC for planning permission for amendments to the permitted scheme under South Dublin County Council Reg. Ref. SD15A/0309 (An Bord Pleanála Ref. PL06S.246392) as subsequently amended by SDCC Ref. SD17A/0362 and SD18A/0266 at Baldonnell Business Park, Dublin 22. The amendments sought to relocate the permitted bridge which provides access over the River Camac to a location outside of the Irish Water wayleave. In a decision dated 22/05/2019 (final grant), SDCC decided to grant permission for this application.