

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



Ref : Planning Application for Retention Permission, and continuation of use at Unit 3-4 Crag Avenue Business Park, Crag Avenue, Clondalkin Industrial Estate, Dublin 22, D22 C951.

4th February 2021

Dear Sir/Madam,

On behalf of our clients Circet Networks (Ireland) Ltd please find enclosed the relevant document for a Retention Permission, and continuation of use application for works at Unit 3-4 Crag Avenue Business Park, Crag Avenue, Clondalkin Industrial Estate, Dublin 22, D22 C951.

The building is an existing two storey double commercial unit in a row of similar units with a gable fronted, composite cladding façade at first floor level and Forticrete blockwork externally at ground floor level. All the buildings in this row, including from the applicant's building, were originally warehouse buildings with ancillary offices and over the years some have been redeveloped into office space and other uses.

The owners of the building, KN Properties Partnership, applied for retention permission for various works to the building back in 2019 and this application was granted by South Dublin County Council. (Planning Ref SD19A/0255). This application regularised some previous unauthorised changes and kept a portion of the building as warehouse use. The warehouse use was too small and inaccessible to large vehicles for our client Circet Networks (Ireland) Ltd, who are the tenants, and the remainder of the building was subsequently converted into office use.

These works installed a first floor level area into the warehouse and then converted both levels to office use, adding a new fire escape stairs and exit door. In addition the existing roller shutter was removed and

replaced with a curtain walling screen. There were other minor ancillary and associated elevational changes also, with the addition of new windows to both the front and rear elevations to provide daylight and natural ventilation into the new office space, as well as a new fire exist door direct to the outside from the existing stairwell.

The public foul and surface water drainage connections are existing and unaffected by the subject works.

Development Standards: South Dublin County Council Development Plan 2016-2022

Zoning:

The area is zoned "Objective EE – To provide for enterprise and employment uses" and under Table 11.10 Offices of 100sq.m – 1000sq.m are "open for consideration". We would contend that this office use is well established in this location in a number of buildings and should be accepted and approved.

Parking:

There are currently 47 parking spaces available immediately in front of the building for the exclusive use of the tenants. The South Dublin County Council Development Plan 2016-2022 recommends a maximum parking rate of 1 per 50m² of Gross Floor Area of Office Space (Table 11.2.3)

There is now 563m² of usable office floor area in the building (excluding circulation, toilets canteens etc) and this, at a rate of 1 per 50m² of Gross Floor Area, would propose a maximum parking requirement of 12 spaces. This requirement is exceeded on site.

We trust this is sufficient information to allow the council to make a positive determination on the proposal.

Yours Sincerely



Barry Lyons
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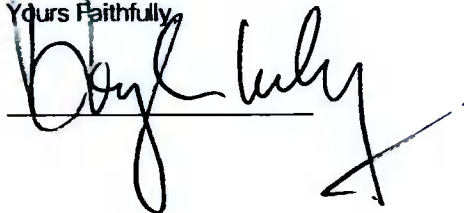
28th January 2022

Dear Sir/Madam,

We, KN Properties Partnership are the owners Unit 3-4 Crag Avenue Business Park and hereby give permission to Circet Networks (Ireland) Ltd to make an application on this site for Retention Permission.

I trust this is in order.

Yours Faithfully,



SCHEDULE OF DOCUMENTS PROVIDED WITH APPLICATION

Name of Applicant: Circet Networks (Ireland) Ltd

Location of Development: Unit 3-4 Crag Avenue Business Park, Crag Avenue, Clondalkin Industrial Estate, Dublin 22, D22 C951.

Date: 4th February 2022

Planning Application Documents			
Title		Originals	Copies
Schedule of Planning Documents		-	6
Cover Letter		1	-
Consent Letter from KN Properties Partnership (building owners)		1	-
Application fee – €4,607.28 Paid by EFT (receipt attached)		1	-
Completed and signed Planning Application form		1	-
Site Notice: Erected on the 4 th February 2022		-	6
Planning Advertisement as appeared in Irish Daily Star Publication Date: 4 th February 2022		1	5
Architectural Application Drawings			
Drawing No.	Description	Scale	Copies
21.05 - P-010	OS Map + Site Plan	1:1000 + 1:500	6
21.05-P-100	Floor Plans, Section + Elevations	1:100	6