

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

Ref : Planning Application for Change of use of Warehouse Mezzanine Storage to Office Use
At: Cloverhill Industrial Estate, Cloverhill Road, Raheen, Dublin 22

17th February 2020

Dear Sir/Madam,

On behalf of our clients Circet Networks (Ireland) Ltd please find enclosed the relevant documentation for a change of use of 464m² of warehouse mezzanine storage, approved under planning reference SD18A/0031, to office use, as well all associated and ancillary internal works, elevational changes and external ground works to facilitate this new use at their existing HQ office building at Cloverhill Industrial Estate, Cloverhill Road, Raheen, Dublin 22.

The building is owned by Droim Rua Limited and a letter of consent from them to allow our client to make the application is attached to this letter.

Our clients run a large and growing international business and are constantly expanding their services generating additional staffing requirements. They were previously granted permission in early 2020 for a large extension to the rear of their headquarters (Planning Ref: SD20A/0034)

Building works on foot of this grant were expected to proceed last year but due to the global Pandemic it was delayed and now the availability of materials and suitable contractors means they don't expect to be commencing on site until 2023 at the earliest. However their need to provide additional accommodation for their expanding workforce are unchanged, and returning to the office post pandemic they do not currently have sufficient capacity for their existing staff should they all stop working from home.

Our clients can operate a hybrid working from home / in office system on a temporary basis until the rear extension is complete but they need additional capacity urgently to allow this return to commence.

The quickest and easiest solution is for them to convert the mezzanine storage in their warehouse, granted under SD18A/0031 to office use. This mezzanine is left over space from constructing the ground floor offices below it. The mezzanine is not functional as storage space for Circet as all their storage is on racking and needs to be accessible for forklifts, so this space is effectively redundant space in the warehouse.

The conversion of this redundant space to individual offices and open plan offices and storage will bring it back into use, while having little effect on the external appearance of the building. We contend this would be an acceptable use for this space.

There are sufficient sanitary facilities in the building to cater for the existing and additional staffing numbers so no additional sanitary facilities are proposed in this extension. Therefore there is no change proposed to the existing foul drainage connections. The current proposal is all internal works to existing floor areas so there is no change proposed to the existing surface water connections either.

In terms of parking provision, it is noted that the SDCC Development Plan 2016-2022 sets out maximum parking standards for new development, with office-based employment in Zone 1 given a maximum of 1 space/50 sq. m of GFA.

Our client was previously granted planning permission for additional parking in anticipation of the rear extension and their current needs (Planning Ref: SD18A/0288). Phase 1 of these parking works have been completed on site. There are currently 138 spaces available on site and Phase 2 of SD18A/0288 still allows for an additional 23 spaces nett to be constructed.

The overall development when completed, including the extension to the rear, would have a GFA of c.2,900m² which calculates to a maximum of 58 spaces under the development plan. As the existing permitted parking already results in car parking provision in excess of the maximum standards in the Development Plan, it is not proposed to implement any additional car parking over and above the already permitted total of 161 spaces. A Mobility Management Plan (MMP) for the development was previously prepared and submitted to SDCC as a compliance submission for the Parking grant.

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

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Barry Lyons', written over a horizontal line.

Barry Lyons
MCIAT C. Build E MCABE

SCHEDULE OF DOCUMENTS PROVIDED WITH APPLICATION

Name of Applicant: Circet Networks (Ireland) Ltd
Location of Development: Cloverhill Industrial Estate, Cloverhill Rd, Raheen, D22
Date: 18th February 2022

Planning Application Documents			
Title		Originals	Copies
Schedule of Planning Documents		-	6
Cover Letter		1	-
Consent letter from Building Owner, Droim Ruia Limited		1	-
Application fee cheque for €1,670.40		1	-
Completed and signed Planning Application form		1	-
Site Notice: Erected on the 18 th February 2022		-	6
Planning Advertisement as appeared in Irish Daily Star Publication Date: 17 th February 2022		1	5
Architectural Application Drawings			
Drawing No.	Description	Scale	Copies
21.48-P-010	Site Location Map + Site Layout Plan	1:1000 + 1:500	6
19.31-P-101	Proposed Ground Floor Plan	1:125	6
19.31-P-102	Proposed Mezzanine First Floor	1:125	6
19.31-P-200	Elevations	1:125	6
19.31-P-300	Sections + 3D Images	1:125	6

Circet Networks (Ireland) Limited

GHQ

Cloverhill Industrial Estate

Clondalkin

Dublin 22

14th February 2022

Re: Permission to Submit Application for Planning Permission

Dear Sir/Madam,

We, Droim Rua Limited, are the owners of the subject building and site at Cloverhill Industrial Estate, Clondalkin, Dublin 22, which Circet Networks (Ireland) limited lease, and hereby give permission for them to make an application for planning permission for an extension to the building.



Conall Murray

For and on Behalf of Droim Rua Limited

Circet Networks (Ireland) Limited

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