

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Jordanstown Properties intend to apply for permission for development of lands (2.7 hectares) at this site known as 'Site C' College Lane, Greenogue, Rathcoole, Co. Dublin. The development will consist of modifications to a permitted warehouse development (as granted under SD19A/0407, as amended by SD21A/0200).

The amendments principally comprise an overall increase in the commercial floor area of the warehouse by 2,334 sq m from the permitted 27,683 sq m to 30,017 sq m. The modifications proposed include: an increase in plant/machinery areas from 1,363 sq m to 3,933 sq m (principally through the provision of an additional mezzanine level within the warehouse area to accommodate plant/machinery); a reduction in the permitted mezzanine level 2 from 9,703 sq m to 9,349 sq m (principally through the provision of opes in the mezzanine floor to accommodate machinery associated with an advanced picking system); an increase in warehouse floor area from 14,225 sq m to 14,282 sq m; an increase in staff facilities from 1,616 sq m to 1,659 sq m; and an increase in ancillary office area from 776 sq m to 794 sq m.

The development will also include: the provision of security hut (14.7 sq m) close to the southern site boundary; the relocation of the building's main entrance stair core at the western elevation; elevational changes including the repositioning of 2 No. level entry doors and 1 No. dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 No. M&E rooms; internal modifications including the insertion of a warehouse toilet block at ground floor level, repositioning of stair cores; the provision of a pedestrian gate adjacent to the bin store; reduction in bin area from previously approved 45 sq m to 38 sq m; provision of compactor in place of 1 No. van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 No. to 11 No. in a modified arrangement; relocation of van egress gate further south; modifications to the position of the van loading entry doors and associated canopy; modifications to hard and soft landscaping and boundary treatments including the provision of a paladin fence separating the car parking area and the HGV circulation area and removal of 2 No. green walls; and all associated site works above and below ground.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: 

(Agent) Sadhbh O'Connor

Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum Dublin 14

Date of Erection of Site Notice: 1st April 2022