

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, Blackwin Limited, intend to apply for planning permission for development at a site at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12.

The proposed development consists of the following:

- Construction of 5 no. warehouse / logistics units (Units 1, 2 3, 4 and 6), including ancillary office use and entrance / reception areas over two levels, with maximum heights of c. 17.09 metres and a combined total gross floor area (GFA) of 20,158 sq.m;
- Each warehouse / logistics unit includes car parking to the front, and service yards, including HGV loading bays, to the rear of each unit. Signage zones are proposed for each unit. A total of 200 no. car parking spaces and 110 no. cycle spaces are provided for the 5 no. warehouse / logistics units;
- Construction of 3 no. 3 storey own-door office buildings (Block 5A, 5B and 5C) with maximum heights of c. 13.45 metres and a combined GFA of 4,194 sq.m. Signage zones are proposed at the entrances to the buildings. A total of 77 no. car parking spaces, 50 no. cycle parking spaces and a bin storage area are provided for the proposed office buildings;
- Construction of a café/restaurant unit with a maximum height of c. 6.09 metres and a GFA of 213 sq.m to be located in the south western section of the site. The proposal includes signage for the unit, associated outdoor seating and a bin store. 14 no. car parking spaces and 10 no. cycle spaces are provided for the café/restaurant unit;
- The proposal includes 5 no. ESB substation buildings;
- The development is to be accessed off Ballymount Avenue and Calmount Road and includes for alterations and upgrades to the public footpaths and road. The development provides for vehicular and service access points, associated internal access roads, circulation areas and footpaths; and
- The proposal includes landscaping and planting, entrance signage, boundary treatments, lighting, PV panels, green roofs, underground foul and storm water drainage network, including connections to the foul and surface water drainage network on the public roads, attenuation areas and all associated site works and development.

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:



Agents Address: John Spain Associates,
39 Fitzwilliam Place, Dublin 2.

Date of erection of site notice: 05/04/2022