

TYPICAL KERB DETAIL

1 2 3 ALTERATION NUMBER FOR SUBJECT APPLICATION

The subject alterations for which planning permission is sought for are as follows:

- RECONFIGURATION OF THE FLOOR PLAN AREAS AS FOLLOWS:
 - A.1. Extended display area at ground floor of ancillary Office, addition of 46m² floor area;
 - A.2. Extended open plan office at first floor of ancillary office, addition of 20m² floor area;
 - A.3. Single storey ancillary storage facility to the front north-east elevation, totalling 165m², overall height 7m;
 - A.4. Mezzanine area to the south eastern side of Light Industrial Unit, totalling 303m²;
 Alterations listed above result in total building area increase from 4351m² to 4926m², as shown at the revised table of gross internal floor areas & uses.
- Change of use of 64m² of Light Ind. Unit floor area to staff facilities due to the introduction of:
 - B.1. Enclosed stairs from Light Industrial Unit to ancillary Office/Staff facilities (overall 31m²);
 - B.2. Single storey cleaners store and storage at ground floor to the north-eastern corner of Light Industrial Unit (overall 33m²);
- Change of use of 100m² of workshop charging area & staff facilities to workshop area & single storey office/staff facilities;
 - D. Introduction of full height dividing wall at Light Industrial Unit.

2. ELEVATIONS ALTERATIONS AS PER LIST ABOVE PLUS ADDITIONAL ALTERATIONS AS FOLLOWS:

- Provision of full height cladding (ground floor to roof) to Light Industrial Unit and ancillary Workshop;
- Introduction of 11m wide x 6m high ope to Light Industrial Unit side (north-western) elevation;
- Rearrangement of all fire exit & level access doors to Light Industrial Unit & ancillary Workshop, including omission and addition of the same;
- Introduction of integrated modular louvre system to Light Industrial Unit rear (south-western) & side (north-western) elevation;
- Introduction of canopies to the ancillary Office main entrance and above 11m wide ope & dock levelers to Light Industrial Unit side (north-western) elevation.

3. SITE PLAN ALTERATIONS AS FOLLOWS:

- Rearrangement of car parking spaces due to provision of Office extended display area to the front (north-eastern) elevation;
- Provision of new finish floor level to Office/Staff facilities and Workshop and associated site levels adjustments;
- Provision of a new boundary fence type (paladin fence) throughout the development;
- Provision of additional weighbridges, overall 2 no proposed and rearrangement of trash wash and steam wash between Workshop and site's north-western boundary;
- Provision of building protection bollards to Workshop side elevations (south-east and north-west);
- Associated drainage adjustments due to the inclusion of the alterations above plus reduction of surface water and foul sewer outfall route as per as built access road and services which serve built developments to the east of the site.

All other details such as landscaping, lighting, external surface finishes, Environmental Impact Assessment Report (EIAR), Flood Risk Assessment etc will remain as per the granted application reg. ref. SD16A0065.

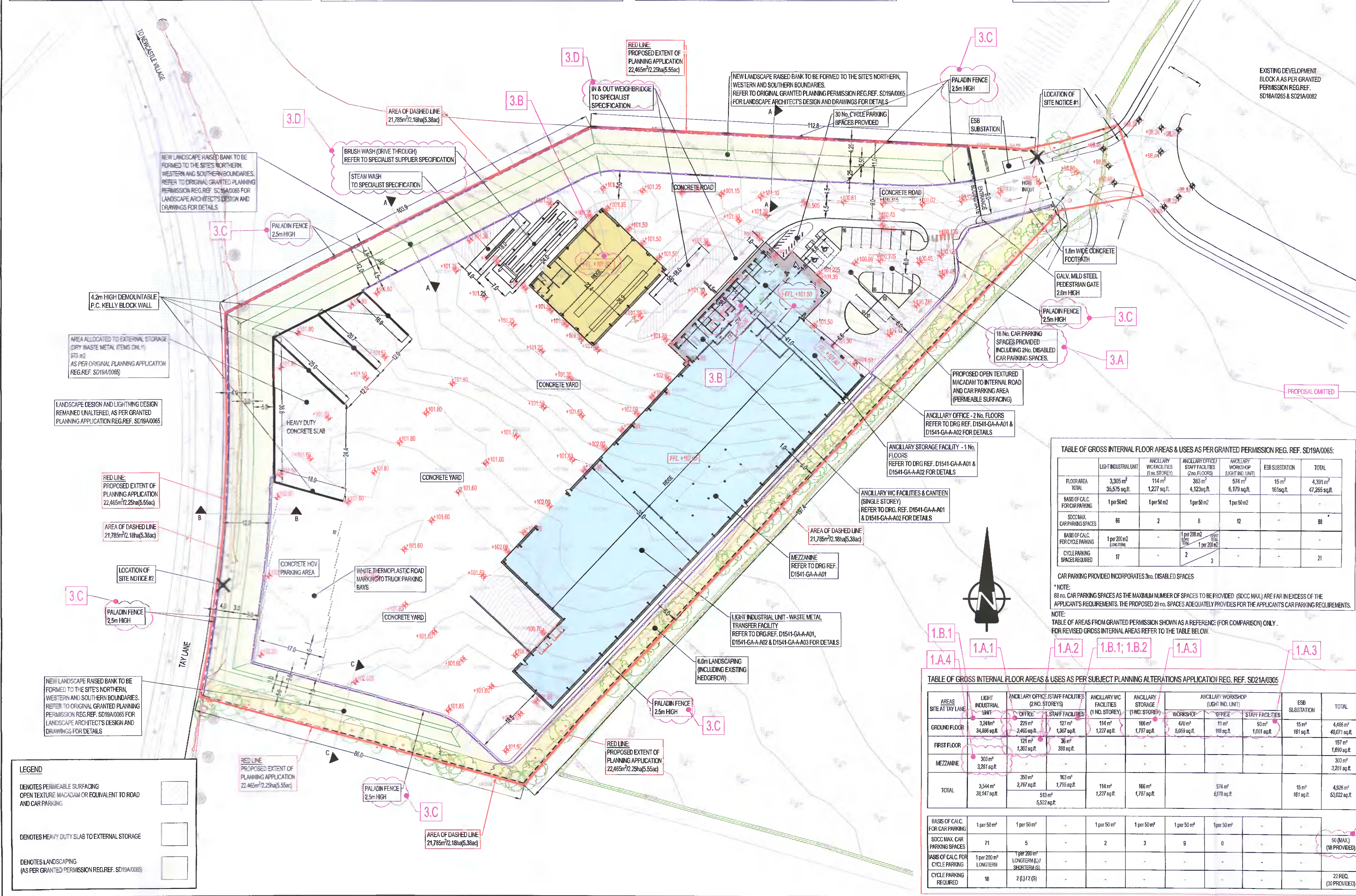


TABLE OF GROSS INTERNAL FLOOR AREAS & USES AS PER GRANTED PERMISSION REG. REF. SD16A0065:

FLOOR AREA	LIGHT INDUSTRIAL UNIT	ANCILLARY WC FACILITIES (1 NO. STOREY)	ANCILLARY OFFICE/STAFF FACILITIES (2 NO. FLOORS)	ANCILLARY WORKSHOP (LIGHT IND. UNIT)	ESB SUBSTATION	TOTAL
FLOOR AREA TOTAL	3,305 m ² 35,575 sq.ft.	114 m ² 1,227 sq.ft.	385 m ² 4,123 sq.ft.	574 m ² 6,175 sq.ft.	15 m ² 161 sq.ft.	4,391 m ² 47,265 sq.ft.
BASIS OF CALC. FOR CAR PARKING	1 per 50m ²	1 per 50m ²	1 per 50m ²	1 per 50m ²	-	-
SOCC MAX. CAR PARKING SPACES	66	2	8	12	-	88
BASIS OF CALC. FOR CYCLE PARKING	1 per 200 m ² LONG TERM	-	1 per 200 m ² LONG TERM	1 per 200 m ² LONG TERM	-	-
CYCLE PARKING SPACES REQUIRED	17	-	2	2	-	21

CAR PARKING PROVIDED INCORPORATES 2 NO. DISABLED SPACES
 *NOTE: 88 NO. CAR PARKING SPACES AS THE MAXIMUM NUMBER OF SPACES TO BE PROVIDED (SOCC MAX.) ARE FAR IN EXCESS OF THE APPLICANT'S REQUIREMENTS. THE PROPOSED 29 NO. SPACES ADEQUATELY PROVIDES FOR THE APPLICANT'S CAR PARKING REQUIREMENTS.
 NOTE: TABLE OF AREAS FROM GRANTED PERMISSION SHOWN AS A REFERENCE (FOR COMPARISON) ONLY. FOR REVISED GROSS INTERNAL AREAS REFER TO THE TABLE BELOW.

TABLE OF GROSS INTERNAL FLOOR AREAS & USES AS PER SUBJECT PLANNING ALTERATIONS APPLICATION REG. REF. SD21A0305

AREAS SITE AT TAY LANE	LIGHT INDUSTRIAL UNIT	ANCILLARY OFFICE/STAFF FACILITIES (2 NO. STOREYS)	ANCILLARY WC FACILITIES (1 NO. STOREY)	ANCILLARY WORKSHOP (1 NO. STOREY)	ANCILLARY WORKSHOP (LIGHT IND. UNIT)	ESB SUBSTATION	TOTAL
GROUND FLOOR	3,264 m ² 34,986 sq.ft.	228 m ² 2,461 sq.ft.	127 m ² 1,387 sq.ft.	114 m ² 1,227 sq.ft.	400 m ² 4,300 sq.ft.	15 m ² 161 sq.ft.	4,498 m ² 48,372 sq.ft.
FIRST FLOOR	121 m ² 1,302 sq.ft.	36 m ² 389 sq.ft.	-	-	111 m ² 1,191 sq.ft.	-	268 m ² 2,882 sq.ft.
MEZZANINE	303 m ² 3,281 sq.ft.	-	-	-	-	-	303 m ² 3,281 sq.ft.
TOTAL	3,544 m ² 38,147 sq.ft.	264 m ² 2,850 sq.ft.	127 m ² 1,387 sq.ft.	114 m ² 1,227 sq.ft.	511 m ² 5,491 sq.ft.	15 m ² 161 sq.ft.	4,926 m ² 53,022 sq.ft.

BASIS OF CALC. FOR CAR PARKING	1 per 50 m ²	1 per 50 m ²	1 per 50 m ²	1 per 50 m ²	1 per 50 m ²	1 per 50 m ²	1 per 50 m ²
SOCC MAX. CAR PARKING SPACES	71	5	2	3	9	0	90 (MAX) (16 PROVIDED)
BASIS OF CALC. FOR CYCLE PARKING	1 per 200 m ² LONG TERM	1 per 200 m ² LONG TERM (L/7 SHORT TERM (S))	-	-	-	-	-
CYCLE PARKING REQUIRED	18	2 (L) / 2 (S)	-	-	-	-	22 REQ. (20 PROVIDED)

LEGEND

- Denotes permeable surfacing
- Denotes heavy duty slab to external storage
- Denotes landscaping (as per granted permission reg. ref. SD16A0065)

PL3	19/08/21	ED	-	-	ISSUED FOR PLANNING ALTERATIONS ADDITIONAL INFORMATION
PL2	04/08/21	GS	ED	RL	ISSUED FOR PLANNING ALTERATIONS
Rev	Date	By	Chk	App	Revision

PLANNING ALTERATIONS (A.I.)

INDUSTRIAL DEVELOPMENT AT TAY LANE, GREENOGUE RATHCOOLE, Co. DUBLIN

SITE PLAN

ELECTRICAL WASTE MANAGEMENT LTD

KAVANAGH BURKE CONSULTING ENGINEERS

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DR	GS	Checked	RL	Approved	PK
Scale: 1:500	Date: NOVEMBER 2021				
App No: D1541	Design No: D2				PL3