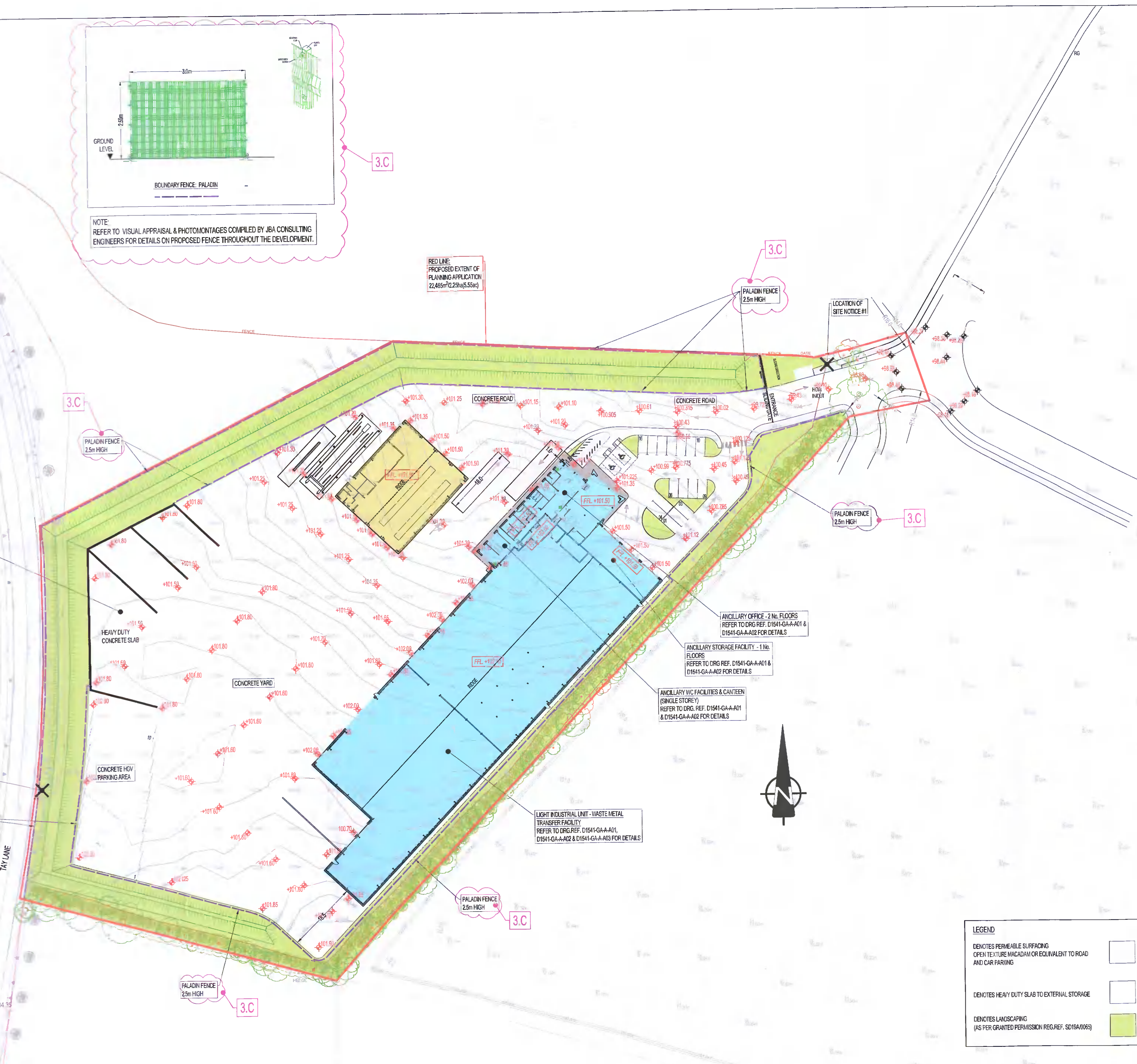


NOTE:
REFER TO VISUAL APPRAISAL & PHOTOMONTAGES COMPILED BY JBA CONSULTING ENGINEERS FOR DETAILS ON PROPOSED FENCE THROUGHOUT THE DEVELOPMENT.

RED LINE:
PROPOSED EXTENT OF
PLANNING APPLICATION
22,465m² (2,25ha) (5,55ac)



AREA ALLOCATED TO EXTERNAL STORAGE
(OF WASTE METAL ITEMS ONLY)
970 m²
AS PER ORIGINAL PLANNING APPLICATION
REG. REF. SD19A0065

LANDSCAPE DESIGN AND LIGHTNING DESIGN
REMAINED UNALTERED, AS PER GRANTED
PLANNING APPLICATION REG. REF. SD19A0065

LOCATION OF
SITE NOTICE #2

PALADIN FENCE
2.5m HIGH

TAY LANE

PALADIN FENCE
2.5m HIGH

3.C

ANCILLARY OFFICE - 2 No. FLOORS
REFER TO DRG. REF. D1541-GA-A-A01 &
D1541-GA-A-A02 FOR DETAILS

ANCILLARY STORAGE FACILITY - 1 No.
FLOORS
REFER TO DRG. REF. D1541-GA-A-A01 &
D1541-GA-A-A02 FOR DETAILS

ANCILLARY WC FACILITIES & CANTEEN
(SINGLE STOREY)
REFER TO DRG. REF. D1541-GA-A-A01
& D1541-GA-A-A02 FOR DETAILS

LIGHT INDUSTRIAL UNIT - WASTE METAL
TRANSFER FACILITY
REFER TO DRG. REF. D1541-GA-A-A01,
D1541-GA-A-A02 & D1541-GA-A-A03 FOR DETAILS

PALADIN FENCE
2.5m HIGH

3.C



LEGEND	
<p>■ DENOTES PERMEABLE SURFACING OPEN TEXTURE MACADAM OR EQUIVALENT TO ROAD AND CAR PARKING</p>	
<p>■ DENOTES HEAVY DUTY SLAB TO EXTERNAL STORAGE</p>	
<p>■ DENOTES LANDSCAPING (AS PER GRANTED PERMISSION REG. REF. SD19A0065)</p>	

1 2 3 ALTERATION NUMBER FOR SUBJECT APPLICATION

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

1. RECONFIGURATION OF THE FLOOR PLAN AREAS AS FOLLOWS:

A. Provision of 535m² additional floor area due to introduction of 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 166m², 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 4391m² to 4926m², as shown at the revised table of gross internal floor areas & uses.

B. 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).

C. 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 of Light Industrial Unit.

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

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

3. SITE PLAN ALTERATIONS AS FOLLOWS:

- A. Rearrangement of car parking spaces due to provision of Office extended display area to the front (north-eastern) elevation;
- B. Provision of new finish floor level to Office/Staff facilities and Workshop and associated site levels adjustments;
- C. Provision of a new boundary fence type (paladin fence) throughout the development;
- D. Provision of additional weightbridge, overall 2 no proposed and rearrangement of brush wash and steam wash between Workshop and site's north-western boundary;
- E. Provision of building protection bollards to Workshop side elevations (south-east and north-west);
- F. 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. SD19A0065

PL3	1/14/2022	ED	-	-	ISSUED FOR PLANNING ALTERATIONS ADDITIONAL INFORMATION
Mark	Date	By	CHK	App.	Reason
Drawing Status					
PLANNING ALTERATIONS (A.1.)					
Job Title					
INDUSTRIAL DEVELOPMENT AT TAY LANE, GREENOGUE RATHCOOLE, Co. DUBLIN					
Drawing Title					
SITE PLAN WITH PROPOSED FENCE					
Architect/Draw					
ELECTRICAL WASTE MANAGEMENT LTD					
<p>KAVANAGH BURKE CONSULTING ENGINEERS</p> <p>Tel. 01 - 450 0654 Unit F3, Calmount Pk. Fax. 01 - 426 4340 Ballymount, Email: pkavenagh@kavanaghuburke.ie Dublin 12.</p>					
Drn	GS	Checked	FL	Approved	PK
Scales	1:500	Date	April 2022		
Job No.	D1541	Drawing No.	D2A	Rev.	PL3