

Planning Department
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

Land Use Planning & Transportation

13 APR 2022

South Dublin County Council

31st March 2022

RE: Planning Application to make the following additions by way of modifications to a recently permitted extension of an existing storage warehouse building (Planning Reg. No. SD21A/0214), located at M50 Business Park beside the M50 Ballymount Interchange, Ballymount, Dublin 12. D12 HW6X

The development will consist of.

- (1) **Planning Permission to construct additional floors at third and fourth floor levels internally as modifications to a recently permitted development under SDCC Ref. SD21A/0214 - extension of an existing storage warehouse building.**

Applicant: HSIL Properties.

Dear Sir/Madam,

1.0 APPLICATION FOR PLANNING PERMISSION

1.1 The Applicant and Project Team

On behalf of our clients **HSIL Properties** we have been retained to prepare a planning application in respect of the above proposed development.

2.0 DECSRIPTION OF DEVELOPMENT

2.1 Site Description

The subject site equates to approx. 0.77 hectares and is outlined in red boundary line, as shown on drawing no. 2131_P-21. Site is located in the M50 Business Park, beside the M50 Ballymount Interchange, Ballymount, Dublin 12.

2.2 Proposed Development

The existing warehouse storage building was completed in 2017 and comprises of a 5-storey building providing a gross internal floor area of 12,036m² which includes ancillary office space, toilets, reception/lobby area.

The applicant has recently received planning permission (SD21A / 0214) for an extension to the north-eastern corner of a permitted storage warehouse building, together with associated external signage, site development works. The proposed extension would provide additional storage space at second floor level only (approx. 2,198sqm), and form an undercroft to the permitted access/entrance areas.

It is now the applicant's intention to seek planning permission to add in 2 no. new internal floor levels to the permitted extension building, comprising of a total additional floor area of 4,396 sq. m. of self-storage space. There are no alterations proposed to the exterior of the approved extension or existing building. All proposed works are internal.

2.3 Car Parking requirement

We respectfully submit a car parking assessment carried out by the applicant over a period of three and a half years since the premises has been opened, which has shown that the parking requirement is considerably less than that required by the SDCC Development Plan 2016-2022,

Therefore, the applicant proposes the following, no changes to the permitted car parking provision approved for the recent planning permission (SD21A / 0214)

- Proposed parking spaces provided – 82 spaces.

The cumulative arrival & departure profile of the self-storage warehousing development supports a reduction in the parking requirements to be provided. We respectfully state that the additional floor levels will provide access to self-storage only, and no permanent occupation.

3.0 APPLICATION DOCUMENTATION

The following documents and related drawings are enclosed as part of the application

3.1 Planning Fee.

Cheque payment in sum of €15,825.60 being the relevant application fee (Class 4).

3.2 Planning Application Form.

Completed South Dublin County Council planning application form, signed and dated.

3.3 Notices.

1 no. original copy of the newspaper notice, as appearing in The Echo on 31st March 2022 outlined in red.

1 no. copy of the Site Notice, which is located on the site, as shown on drawings no. 2131_P-22 and 2131_P-23. The notice is posted in full compliance with the relevant Articles of the *Planning and Development Regulations, 2001*.

3.4 Drawings.

6 no. copies of drawings as prepared by JM Johnston Consultants. The schedule of drawings is listed below;

<i>Drawing No.</i>	<i>Title</i>	<i>Scale</i>
2131_P-21	Site Location Map	1:1000,
2131_P-22	Site Notices Location Map	1:2000,
2131_P-23	Site Layout Plan - Colour	1:250,
2131_P-24	Site Layout Plan including Roof Plan	1:250
2131_P-25	Ground Floor Plan	1:200
2131_P-26	First Floor Plan	1:250
2131_P-27	Second Floor Plan	1:250
2131_P-28	Third Floor Plan	1:250
2131_P-29	Fourth Floor Plan	1:250
16-54-30	Section C~C	1:100
16-54-31	Elevations 01 & 02	1:200
16-54-32	Elevations 03 & 04	1:200

3.5 Supporting Documentation

- Car Parking Assessment carried out by the applicant.

4.0 CONCLUSION

We trust that you will find this application in order and look forward to receipt of an acknowledgement at your earliest convenience. Please revert to us should you require further clarification in relation to any aspect of this application and we look forward to an early and favorable decision on this application.

Yours sincerely,



Jarlath Johnston, B.Sc. (Hons) Dip. Surv.
J.M. Johnston Project Management & Building Design Consultants