

# SOUTH DUBLIN COUNTY COUNCIL



## INTERNAL MEMORANDUM

**Department:** Parks & Landscape Services / Public Realm

**Date:** 13/05/2022

**Conor Doyle**

**Area Planner**

**Planning Department**

### **Development**

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 2,334sq.m from the permitted 27,683sq.m to 30,017sq.m; The modifications proposed include: an increase in plant/machinery areas from 1,363sq.m to 3,933sq.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 9,703sq.m to 9,349sq.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 14,225sq.m to 14,282 sq.m; an increase in staff facilities from 1,616sq.m to 1,659sq.m; and an increase in ancillary office area from 776sq.m to 794sq.m; The development will also include: the provision of security hut (14.7sq.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 level entry doors and 1 dock leveller and the associated canopy, repositioning of fire escape doors, removal of 2 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

45sq.m to 38sq.m; provision of compactor in place of 1 van parking space along the south-east boundary resulting in the reduction of van parking spaces from 12 to 11 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 green walls; and all associated site works above and below ground.

**Location:** Site C, College Lane, Greenogue, Rathcoole, Co. Dublin

**Applicant:** Jordanstown Properties

**Reg. Ref:** **SD22A/0092**

In relation to the above proposed development, this section has reviewed the application. The Public Realm Section has no objections in principle subject to the development complying with all relevant landscape and green infrastructure conditions of previous related permissions: SD21A/0200 and SD19A/0407.

**REASON:** In the interests of biodiversity, amenity and Climate Action, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

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**Fionnuala Collins**  
**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**  
**Senior Executive Parks Superintendent**