

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



Ref : Planning Application for Change of use of Warehouse Mezzanine Storage to Office Use
At: Cloverhill Industrial Estate, Cloverhill Road, Raheen, Dublin 22
Planning Ref: SD22A/0060

20th June 2022

Dear Sir/Madam,

Further to your request for Additional information on planning reference SD22A/0060 of the 21st April 2022. on behalf of our clients Circet Networks (Ireland) Ltd please find enclosed their response to the queries raised.

1. As noted on our original application our clients, under their previous incarnation as KN Network Services (Ire) Ltd, were granted permission in early 2020 for a large extension to the rear of their headquarters (Planning Ref: SD20A/0034). We enclose a letter from our client, noting that that extension to the rear is no longer fitting with their current business model and the current application's proposals can be executed faster, is within the existing building envelope, and will be more cost effective than a full extension.

Therefore the decision has been made by the company directors to not proceed with the construction of the extension granted under Planning Ref: SD20A/0034, within the lifetime of that planning grant and their letter enclosed confirms this. Circet Networks (Ireland) Ltd confirm in their letter that they are amenable to the imposition of a condition on any grant of the current application noting it cannot proceed if SD20A/0034 is acted upon.

Planning Ref: SD20A/0034 granted permission for an extension of 488.2m² under the same Development Plan's site zoning and policy objectives. The current application proposes an alternative floor area now of 464m², which is smaller. We contend that, with the previous application not now proceeding, this smaller area should be acceptable in this location as the total granted area (noted in the planners report 1,274.29sq.m) is not exceeded and therefore the issues in relation to the provision of offices within this zoning are unchanged from the previously granted permission.

In addition as the development is deep into the Industrial estate a 'Mobility Management Plan' was created in Feb 2020 (pre-pandemic) in support of the extension application by Stephen Reid Consulting and we propose that this will be implemented as part of this grant also and should be conditioned by SDCC. We enclose a copy of this report as part of this response for your information.

- 2. The parking for the site is existing, not proposed. See Fig 1 below :

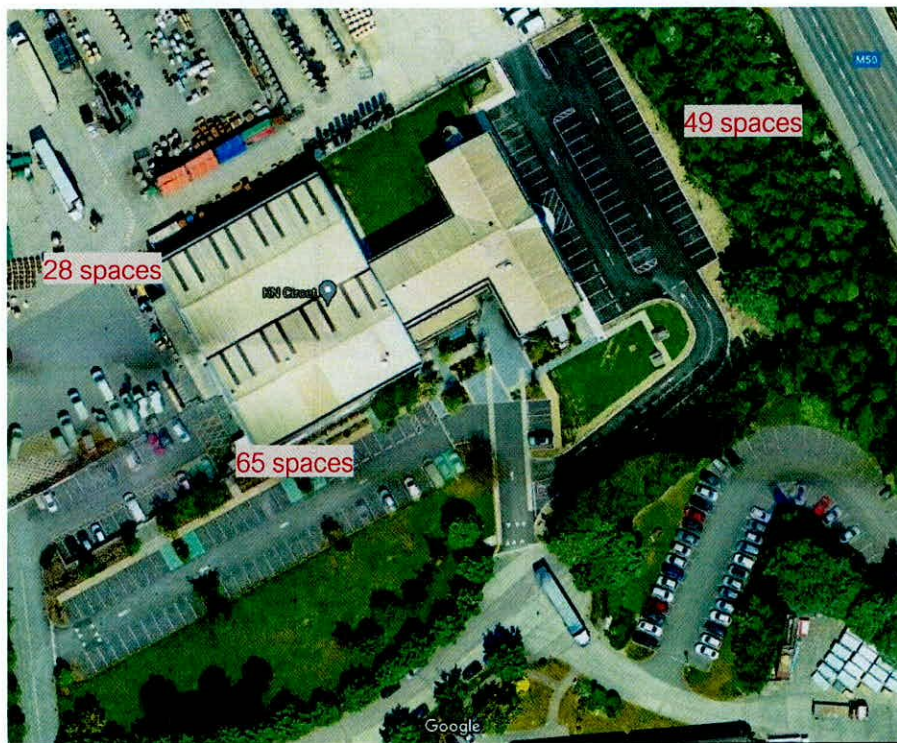


Fig. 1 - Existing Parking as constructed on site (image from Google Maps)

The SDCC Development Plan 2016-2022 sets out maximum parking standards for new development, with office-based employment in Zone 1 given a maximum of 1 space/50 sq. m of GFA.

Our client was previously granted planning permission for additional parking in anticipation of the rear

extension and their current needs (Planning Ref: SD18A/0288). Phase 1 of these parking works have been completed on site. There are currently 138 spaces available on site and Phase 2 of SD18A/0288 still allows for an additional 23 spaces nett to be constructed which would give a total of 161 spaces. The overall development when completed, now excluding the rear extension granted under Planning Ref: SD20A/0034, would have a GFA of c.2,412m² which calculates to a maximum of 48 spaces under the development plan. This total is more than satisfied with the current provision of 138 Spaces. We enclose plans of the existing parking at 1:150 reflecting this for your information. (Note the drawings are too large to fit on A1 at 1:100 but the information is clear at 1:150)

With regards to Bicycle Parking Table 11.22 of the Development plan indicates a Minimum Parking Rate for Offices of 1 per 200sqm GFA. The overall development when completed, now excluding the rear extension granted under Planning Ref: SD20A/0034, would have a GFA of c.2,412m² which calculates to 12 bicycle.

The Offices currently have space for 10 bicycles near the existing entrance and these are protected by CCTV cameras. See Fig 2 below:




Fig. 1 - Existing Bicycle Parking

Under Planning Ref: SD20A/0034 we proposed enclosing this existing bicycle parking and adding additional spaces. These works were also shown on the original planning drawings that were submitted with this planning application but not highlighted. We propose including this enclosure of and extension to the bicycle parking area now and have updated the application drawings to reflect this.

We trust this is sufficient information to allow the council to make a positive determination on the proposal.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Barry Lyons', written over a horizontal line.

Barry Lyons
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