

Planning Statement

Development Description;

The proposed development comprises the construction of an extension to an existing ware house premises, at Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road, Ballyfermot, Dublin 10.

Location & Zoning;

The site is located in Cherry Orchard Industrial Estate which comprises a variety of commercial / industrial buildings ranging from warehousing to retail to service sectors. The site is zoned EE – *To provide for Enterprise and Employment Related Uses*. The business currently operated from the premises is the storage/warehousing of building materials and products and is compatible with the variety of business' currently operating within the Industrial Estate.

Visual Impact;

The proposal includes for the addition of an extension to the side of an existing premises in an Easterly (roadside) direction. The eaves level is consistent with the existing building and the materials shall likewise be consistent with those in place. Having regards to the adjacent buildings, the nature of uses in proximity to the site it is considered that ample distance surrounds the site for this modest warehouse extension to be accommodate on the site. With regards to the scale and design the proposal would be similar to the prevalent type and style of development in the area. The proposed extension to the existing warehouse use is in keeping with the character of the area and will not adversely impact on the visual amenities of the surrounding area and is therefore deemed acceptable.

Services;

The proposed development shall be connected to the existing storm and foul drainage network serving the existing development. An underground stormwater attenuation tank has been designed and proposed in accordance with the Greater Dublin Area SuDS guidelines with a 1 l/s run-off rate.

Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment has not been submitted.

The proposed extension is located 3m from the existing 150mmØ watermain which is considered sufficient in accordance with Irish Water guidelines.



Parking;

The GFA of the proposed development will be 549m². In accordance with the development plan 1 parking space per 100m² of GFA is required for car parking and 1 bicycle parking space per 200m² is provided on site.

Conclusion;

Given the established nature of the proposed development and having regard to the zoning objective of the site and the nature and scale of the proposed development it is respectfully considered that the proposed development is in accordance with the South Dublin County Development Plan and the proper planning and sustainable development of the area.

