



**Armstrong Planning**

## **PLANNING STATEMENT**

*on behalf of*

**Galco Steel Limited**

*Pertaining to Application for Retention Permission for*

**Retention of Two Single-Storey Extensions**

*at*

**Galco House, Ballymount Road, Walkinstown, Dublin 12**

**13<sup>th</sup> June 2022**



## Introduction

Armstrong Planning (with offices at 12 Clarinda Park North, Dun Laoghaire, Co. Dublin, A96 V6F9) have been retained by Galco Steel Limited (the applicant) to prepare and submit this planning application for retention permission at Galco House, Ballymount Road, Walkinstown, Dublin 12 (the application site). The development description, as per the notices, is as follows:

*Retention of 2no. single-storey extensions to the industrial use at Plant Area 2, including (i) a 124 sqm extension with a sliding door entrance and a sloping lean-to roof to the east, and (ii) a 34 sqm extension with a rolling shutter and a sloping lean-to roof at the south-west, as well as all associated site development works.*

## Application Fee

We are supplying a cheque for the requisite application fee of €1,706.40. This has been calculated on the basis of the development of 158 sqm (GIA) of industrial floorspace at €10.80 per sqm, as per Class 4 (Schedule 9, Section 2) of the Planning and Development Regulations 2001 (as amended).

## Submission Documents

Further to the aforementioned cheque for the planning application fee, a completed application form is submitted with this application, accompanied by a copy of the site notice and a copy of the newspaper notice. In addition, six copies of this Planning Statement and the following architectural drawings are submitted with this application.

Table 1: Schedule of architectural drawings

Title	Scale	Dwg Number
Site Location / Ordinance Survey Map	1:1000 @ A2	22.09.100 (Rev 1)
Site Plan	1:500 @A1	22.09.102 (Rev 2)
Floor Plans	1:100 @A1	22.09.201 (Rev 3)
Roof Plan	1:100 @A1	22.09.205 (Rev 2)
Elevations	1:100 @A1	22.09.301 (Rev 3)
Sections	1:100 @A1	22.09.305 (Rev 2)

## Site Location and Description

The application site is in ownership of the applicant and measures 3.642 ha. Galco Steel is situated on the south side of Ballymount Road and falls within the Ballymount Industrial Estate, just inside (and to the east of) the M50. Plant Area 2 is located to the rear of the Plant Area 1, and is positioned in the centre of the site.



Plant Area 2 has a gross floor area of 1,749 sqm over three levels (including the two extensions that are to be retained).

Galco Steel is a major employer in the area and has been in operation since the 1960s. The galvanising processes on site are of strategic importance to Irish construction industry.

### **Proposed Development**

We are seeking retention permission for an existing development comprising:

*Retention of 2no. single-storey extensions to the industrial use at Plant Area 2, including (i) a 124 sqm extension with a sliding door entrance and a sloping lean-to roof to the east, and (ii) a 34 sqm extension with a rolling shutter and a sloping lean-to roof at the south-west, as well as all associated site development works.*

The extensions at Plant Area 2 are necessary for the continued successful operation of the galvanising processes at Galco Steel. These extensions involve a 158 sqm area of additional industrial floorspace at Plant Area 2 and include:

- i. a 124 sqm extension to the east with a sliding door entrance and a sloping lean-to roof (with an eaves height of 4.83 metres and a maximum ridge height of 6.28 metres). This extension was built and is used as a storage area;
- ii. a small 34 sqm extension to the south-west with a roller shutter and a sloping lean-to roof (with an eaves height of 4.65 metres and a maximum ridge height of 5.35 metres). This area accommodates a recycling smelter, relocated from within Plant Area 2, for the purposes of zinc recovery – a process that is fundamentally part of the long-standing and permitted galvanising operation at the site, for which all the necessary EPA licences are in place.

### **Planning Policy Context**

The application site is zoned EE 'Enterprise and Employment' in the South Dublin County Council Development Plan 2016 – 2022 (the Development Plan) with the stated objective being "to provide for enterprise and employment related uses".

The extensions to be retained at Plant Area 2 are part and parcel of the overall industrial activity on-site and as such should be considered to be consistent with the zoning objective and permissible in principle under the EE zoning.

The proposed retention permission is in line with numerous policies set out in the Development Plan.

- Economic and Tourism (ET) Policy 3 Enterprise and Employment (EE) of the Development Plan relates to 'Enterprise and Employment (EE) Zoned Lands' and states that it is the policy of the South Dublin County Council to "support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research



*and development, food science and associated uses) in business parks and industrial areas.”*

- ET3 Objective 4 of the Development Plan is *“to direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.”*
- Section 4.2.0 of the Development Plan concerns ‘Strategic Policy for Employment’ and states that: *“It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims...*

*To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.*

*To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development.”*

## **Conclusion**

We consider the proposed development, to be retained, to be in accordance with the land-use zoning objectives of the Development Plan as well as the Council’s general policy on enterprise and employment activities.

We trust the Council have sufficient information to determine this planning application and we look forward to the planning department’s decision on the matter in due course.

We would be grateful for all communication to be directed to Armstrong Planning at 12 Clarinda Park North, Dún Laoghaire, Co. Dublin, A96 V6F9.

Prepared by

A handwritten signature in black ink that reads 'David Armstrong'.

**DAVID ARMSTRONG** BA MRUP MRTPI MIPI

For and on behalf of Armstrong Planning Ltd  
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