



DIAMOND ARCHITECTS LTD.
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South Dublin County Council
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

24th June 2022

Re. Proposed works at Healy Chemicals Ireland Ltd., HCL House, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

Planning permission sought for construction of additional floor area of 192.43 sq.m. to existing warehouse and office building of 1658.44 sq.m., alterations to layout of 152.11 sq.m. of existing warehouse and alterations to existing parking layout to accommodate disabled parking. Proposed works include construction of new first floor of 169.75 sq.m. internally in existing warehouse, internal alterations at ground level, two storey extension to southern elevation of existing warehouse to accommodate new entrance lobby and all associated works.

Dear Sir/Madam,

On behalf of our clients, Healy Chemicals Ireland Ltd., we enclose a planning application for the above works.

Our client, Gareth Healy, operates a high-quality food ingredient business from their premises in Cookstown Industrial Estate. The premises includes warehouse and office buildings and is currently zoned REGEN in South Dublin County Council's development plan.

Proposed Works:

Healy Chemicals Ireland Ltd. are seeking to re-organise and extend their floor space for business related functions by installing a new first floor internally in one of their existing warehouse buildings and carrying out alterations at ground level in that same building. Over two floors, one existing and one new, they seek to provide a clean room, kitchen and meeting room for pilot scale sampling/testing of new products (this does not include commercial production of product), a training/function room, a small staff gym, storage rooms, associated additional toilets and a new two storey entrance lobby with associated entrance area.

Parking:

There are currently 19 car parking spaces indicated at the front of the premises along with additional parking for cars, delivery vans and lorries etc...in the large forecourt in front of the warehouse buildings. The proposed works require 12 spaces for the resulting warehouse area (1 space per 100 sq.m. of warehouse space at ground level) and 7 spaces for the resulting office/ancillary areas (1 space per 50 sq.m. of office use at ground level). The total required appears to be 19 carparking spaces. Therefore, we conclude that no additional carparking is

required. We are recommending that existing spaces be reconfigured to accommodate disabled parking as may be required by a DAC application.

Foul and Surface water drainage:

The existing building has existing foul and surface water drains which are connected to the public sewers in the public road. Proposed foul and surface water drains connect into the existing drains. We are advised by our civil engineer on the project, given the extensive existing hard standing around the building, that the proposed works result in no increase in surface water run-off. Surface water for the small mono-pitched roof over the new two-storey entrance lobby is taken back into the main surface water gutter for the warehouse building and down into the existing surface water system.

We enclose the following:

Planning Application Form filled out.

Planning application fee of €692.75 for Class 3 development. (192.43 sq.m. x €3.60).

Schedule of enclosed drawings.

6 sets of OSI Site Location Map.

6 sets of existing and proposed Site Layout Plans.

6 sets of drawings indicating plans, sections and elevations of existing building and proposed works.

1 copy of newspaper advert.

1 copy of the site notice.

Schedule of Floor Areas.

We hope you find the enclosed planning application a well-considered and carefully drawn proposal. We look forward to your decision in due course. Please do not hesitate to contact the undersigned, on 086 8115224, if you have any queries at all.

Many Thanks,
Yours sincerely,



Eavan Diamond B.Arch. MRIAI

C.C Gareth Healy
 Mark Reid

Healy Chemicals Ireland Ltd,
Workspace Interiors