

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

12<sup>th</sup> July 2022

**Re: Planning Application for ALTERATIONS to a previously granted Development at Kingswood Business Park, Baldonnel, Dublin 22.**

**Applicant: JMC Van Trans Ltd.**

Dear Sir/Madam,

Further to the granting of planning permission for the proposed development at Kingswood Business Park, Baldonnel, Dublin 22 under planning applications Reg. Ref. SD18A/0314 (ABP-304148-19); SD19A/0408, SD20A/0187 and SD21A/0239, please find enclosed our documents and drawings in relation to a planning application for further alterations to the aforementioned granted applications. Apart from the specific items detailed as altered in this application, all the remaining details of the original planning applications remain unaltered.

The development description of the subject alterations as set out in the site notice and newspaper advertisement reads as follows;

*We JMC Van Trans Ltd. intend to apply for Planning Permission for ALTERATIONS to an existing granted planning application (previously granted permissions Reg. Ref. SD18A/0314 [ABP-304148-19]; SD19A/0408; SD20A/0187; SD21A/0239) for development at Kingswood Business Park, Baldonnel, Dublin 22.*

*The subject alterations for which Planning Permission is sought for are as follows:*

- 1. Elevation alterations:*
  - A. Change of cladding colour of the security hut from Gull Grey to Anthracite;*
  
- 2. Site plan alterations:*
  - A. Omission of the business park existing sliding gate, sliding in to the proposed development carpark area;*
  - B. Provision of a new boundary fence Type A to the southern and eastern site boundary (details of proposal shown at enclosed CGI pictures);*

*C. Provision of a new security hut disabled car parking space to the west of the hut at HGV access/egress to the development.*

*All other details such as site access, landscaping, external surface finishes, water supply, drainage, attenuation systems etc will remain as per the aforementioned granted planning applications.*

As noted at the site notice above, subject alterations are predominantly external elements, therefore majority of the drawings such as buildings plans, sections and elevations are enclosed for clarity and record only, i.e. there will be no material alterations to the floor area of the previously granted building.

Total number of the proposed car parking spaces on site is increased by 1 no disabled car parking space due to the DAC requirements for the security hut. Additional car park space is located to the west of the hut at the access /egress to the development. Therefore, proposed location of this car park space is the only alteration to the landscaping arrangement proposed by JBA Consulting Engineers as per granted planning permission reg. ref SD18A/0314 (ABP-304148-19). A table of floor areas and uses and corresponding car parking requirements is included and shown on the accompanying Site Plan and Floor Plan drawings.

A further element of this planning alteration is an omission of the existing business park sliding gate located at south-eastern corner of the development, with a sliding direction to the proposed car park area, as shown at the enclosed drawing ref D1568 – D2 Site plan PL8 (a picture of the existing sliding gate sliding to the proposed car park area shown below). A letter of support by Goldstein Property ICAV as an agreement to this proposal is enclosed for the review of the Local Authority.



*Picture of existing business park sliding gates – proposed to be omitted*

In addition to the external site works being proposed to be altered, is the site's boundary fence type A. This boundary fence is proposed to be erected to the east and to the south of the building, at the development perimeter and at the Applicant owned lands. Details of the fence type A, plan and elevations, are shown at the enclosed drawing ref D1568 D2 Site plan PL8. In order to provide accurate and verifiable representation of this proposal, and in general of the proposed development at Kingswood Business Park, provided are CGIs and Verified View Montages, as viewed from the selected camera positions. They are representing as closely as possible any future impact the proposal may have on the surrounding environment and existing buildings. These are enclosed at the drg ref D1568 VVM CGI's & VVM of proposed boundary fence type A for the review of the Local Authority.

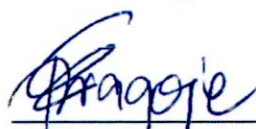
Since it is previously noted there are no external build elements to this permission, the existing drainage arrangements (surface water, foul sewerage and watermain) will not be impacted on and will remain as per proposed set out in previously granted planning permissions Reg. Ref. SD18A/0314 (ABP-304148-19); SD19A/0408, SD20A/0187 and SD21A/0239.

As per section 22 of the enclosed Planning Application form the applicable fee is €320.00, calculation of the same is appended to the enclosed Planning Application Form and a cheque is enclosed for this amount.

A schedule of documents is enclosed listing all drawings and documents that form part of this alteration application.

I trust the above is in order and look forward to your future correspondence.

Yours sincerely,



**Elena Dragoje**  
BSc. Eng. (Hons) M.I.E.I.  
Kavanagh Burke Consulting Engineers