

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

19<sup>th</sup> July 2022.

**Planning Application for Alterations to a previously granted Development at site known as Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin  
Applicant: Exeter Ireland Property IV C Limited**

Dear Sir/Madam,

Further to the granting of planning permission for the proposed development at site known as Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin under planning application Reg. Ref. SD21A/0140, 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 Exeter Ireland Property IV C Limited, intend to apply for Planning Permission for alteration to previously granted planning permission reg. ref. SD21A/0140) for development at this 5.67ha site at known as Block R, Jordanstown Road, Aerodrome Business Park, Rathcoole, Co. Dublin. Alterations are as follows:*

*1. Change of use of 4m<sup>2</sup> of Warehouse floor area to Staff Facilities floor area at the ground floor plan and minor adjustments to the internal Staff Facilities layout to accommodate Part M requirements (no associated area alterations).*

*2. Elevational changes:*

*A. Addition of 2no. level access doors to the building's northern elevation and 2no. level access doors to the building's eastern elevation.*

*B. Addition of 1no. fire escape door from the ancillary office block to the building's eastern elevation.*

*3. Associated site plan & drainage adjustments.*

As noted at the site notice above, subject alterations are predominantly external elements and internal layout with no relevant change of areas. Majority of the drawings such as buildings plans, sections and elevations are enclosed for clarity, there will be no material alterations to the floor area of the previously granted building.

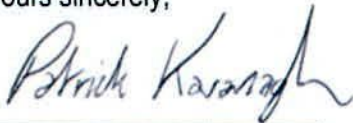
Since it is previously noted there are no external build elements to this permission, the existing drainage arrangements (surface water, foul sewerage and watermain) will not be impacted on and will remain as per proposed set out in previously granted planning permissions Reg. Ref. SD21A/0140.

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,



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**Patrick Kavanagh**  
**BSc(Eng) Dip(Eng) C.Eng. MIEI**  
**Kavanagh Burke Consulting Engineers**

**SCHEDULE OF DOCUMENTS**

Applicant: **EXETER IRELAND PROPERTY IV C LIMITED**  
 Project: **WAREHOUSE DEVELOPMENT AT SITE R, JORDANSTOWN ROAD,  
 AERODROME BUSINESS PARK, RATHCOOLE, Co. DUBLIN**

Project Ref: **D1693 - PLANNING ALTERATION**

| <b>PLANNING APPLICATION DOCUMENTS</b> |  |            |
|---------------------------------------|--|------------|
| <i>Title</i>                          |  | <i>No.</i> |
| Cover Letter                          | by Kavanagh Burke Consulting Engineers | 6          |
| Newspaper Advertisement               | dated 19.07.2022. - The Irish Sun      | 1          |
| Site Notice                           | dated 19.07.2022                       | 1          |

| <b>PLANNING APPLICATION DRAWINGS</b> |   |              |                 |            |
|--------------------------------------|---|--------------|-----------------|------------|
| <i>Drawing Ref. No</i>               | <i>Title</i>                                      | <i>Scale</i> | <i>Drg Size</i> | <i>No.</i> |
| D1693 - D1                           | Site Location Map                                 | 1-2500       | A3              | 6          |
| D1693 - D2                           | Site Plan   | 1-500        | A0              | 6          |
| D1693 - D3                           | Drainage & Watermain Layout                       | 1-500        | A0              | 6          |
| D1693 - GA-A01                       | Ground Floor Plan                                 | 1-200        | A0              | 6          |
| D1693 - GA-A02                       | First Floor Plan                                  | 1-200        | A0              | 6          |
| D1693 - GA-A03                       | Second Floor Plan                                 | 1-200        | A0              | 6          |
| D1693 - GA-A04                       | Ancillary Office Enlarged Floor Plans             | 1-100        | A1              | 6          |
| D1693 - GA-A05                       | Ancillary Drivers Office & Warehouse Toilet Block | 1-100        | A2              | 6          |
| D1693 - GA-A06                       | Sections  | as shown     | A0              | 6          |
| D1693 - GA-A07                       | Elevations  | 1-200        | A0              | 6          |

*End of Document*

**Drawing Issue Sheet**

**Project Title:** WAREHOUSE DEVELOPMENT AT SITE R,  
JORDANSTOWN ROAD, AERODROME BUSINESS  
PARK, RATHCOOLE, Co. DUBLIN



**Client:** Exeter Ireland Property IV C Limited

Address: Unit F3, Calmont Park, Ballymount, Dublin 12.

**Job No.:** D1693      **Status:** PLANNING ADDITIONAL INFORMATION

| Drawing Number   | Drawing Title   | Revision |     |  |  |
|--|---|----------|-----|--|--|
| <i>KB DRAWINGS</i>   |   |          |     |  |  |
| D1693 - GA-A01    A0   | Ground Floor Plan (at scale 1:200)  | PL1      | PL2 |  |  |
| D1693 - GA-A02    A0   | First Floor Plan (at scale 1:200)   | PL1      | PL2 |  |  |
| D1693 - GA-A03    A0   | Second Floor Plan (at scale 1:200)  | PL1      | PL2 |  |  |
| D1693 - GA-A04    A1   | Ancillary Office - Enlarged Floor Plans (at scale 1:100)                              | PL1      | PL2 |  |  |
| D1693 - GA-A05    A2   | Ancillary Drivers Office & Warehouse Toilet Block - Floor Plans & Section A-A (1:100) | PL1      | PL2 |  |  |
| D1693 - GA-A06    A0   | Section B-B (at scale 1:125)  | PL1      | PL2 |  |  |
| D1693 - GA-A07    A0   | Elevations (at scale 1:200)   | PL1      | PL3 |  |  |
| <b>DRAWING REGISTER OF PERMITTED DRAWINGS FOR RECORD PURPOSES ONLY</b> |   |          |     |  |  |
| D1693 - D3        A0   | Site Plan with Swept Paths (at scale 1:500)   | PL2      | PL4 |  |  |
| D1693 - D4        A0   | Drainage & Watermain Layout (at scale 1:500)  | PL1      | PL2 |  |  |

|                    |            |        |
|--------------------|------------|--------|
| Distribution List: | Issue Date | Day:   |
|                    |            | Month: |
|                    |            | Year:  |

|                      |  |
|----------------------|--|
| Client:              |  |
| PL Design Team:      |  |
| Project Manager:     |  |
| Quantity Surveyor:   |  |
| Solicitor:           |  |
| Planning Consultant: |  |

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| FEES  |                  |                   |                             |                |
|---|------------------|-------------------|-----------------------------|----------------|
| ELEMENT   | AREA             | DEVELOPMENT CLASS | FEE CALCULATION             | FEE            |
| 1. Change of use of 4m <sup>2</sup> of Warehouse Area to Staff Facilities Area at the ground floor plan and minor adjustments to the internal Staff Facilities layout to accommodate Part M requirements, with no associated area charge. | 4 m <sup>2</sup> | 4                 | 80€ or 3.60€/m <sup>2</sup> | €80.00         |
| 2. Elevational changes  |                  |                   |                             |                |
| A. Addition of 2no. level access doors to the building's northern elevation and 2no. level access doors to the building's eastern elevation.  |                  | 13                | 80€ or 10€/0.1ha            | €80.00         |
| B. Addition of 1no. fire escape door from the ancillary office block to the building's eastern elevation.   |                  | 13                | 80€ or 10€/0.1ha            | €80.00         |
| 3. Associated site plan & drainage adjustments.   |                  | 13                | 80€ or 10€/0.1ha            | €80.00         |
| <b>TOTAL</b>  |                  |                   |                             | <b>€320.00</b> |