

Planning
Application
Report

'Cloud Kitchen'
comprising remote
commissary Kitchen
Pods with delivery
service and associated
works.

At Unit 55 Broomhill,
Industrial Estate,
Broomhill Drive,
Tallaght, Dublin 24

For HOSTOSIX LIMITED
(Hosted Kitchens)

JULY 2022

Document Control: -

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, are instructed by our Client (the Applicant), Hostosix Limited (hereby referred to as Hosted Kitchens) , Dogpatch Labs, Unit 1, the CHQ Building, North Wall Quay, Dublin 1, to prepare this Planning Application Report to accompany this Planning Application.

This Planning Application seeks permission for the proposed use of existing warehouse unit for a 'Cloud Kitchen' comprising remote commissary kitchen pods and ancillary customer delivery service, with associated site works including, internal subdivision and fit out, new ventilation , new external dry store (c.22.3 sq m), refuse compound (c.28.4 sq m) and 1no. new illuminated alluminum sign (c. 2m X 1m). And all associated and ancillary site development works.

For further description of the proposed development, we refer the Planning Authority to Section 5 of this Report and to the plans and particulars that accompany the planning application.

This Application has been prepared on behalf of the Applicant by: -

- Stephen Little & Associates, Chartered Planners and Development Consultants.
- Logical, Real Estate Consulting.
- Tent Engineering

This Planning Application Report sets out how, in our opinion, the scheme complies with the proper planning and development of this area in the context of the relevant strategic and local planning policy, as expressed primarily in the South Dublin County Development Plan 2016-2022, Draft South Dublin County Development Plan 2022-2028 and the Tallaght Town Centre Local Area Plan. We have had regard also to the provisions of the Draft Development Plan, where relevant.

This Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants, should be read in conjunction with the Planning Application plans and particulars submitted with this Application. A list of the various accompanying Application material is outlined in the enclosures list at the end of this Report.

1.1 Ownership of Application Site

The Applicant in this case, Hostosix Limited, has leasehold of Unit 55 Broomhill Industrial Estate, Broomhill Drive, Tallaght, Dublin 24.

We refer the Planning Authority to the letters of consent to make this application, obtained from the landowners, Stowford Limited, Hamilton House, 28 Fitzwilliam Place, Dublin 2.

1.2 Compliance with Planning Regulations

We confirm that prior to making this planning application, the enclosed drawings have been screened by this office with reference to the Planning and Development Regulations 2001 (as amended) and are considered to be consistent with same.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development comprises the proposed use of existing warehouse unit for a 'Cloud Kitchen' comprising remote commissary kitchen pods and ancillary customer delivery service, with associated site works including, internal subdivision and fit out, new ventilation, new external dry store (c.22.3 sq m), refuse compound (c.28.4 sq m) and 1no. new illuminated aluminum sign (c. 2m X 1m). And all associated and ancillary site development works.

3 SITE DESCRIPTION & CONTEXT

Broomhill Industrial Estate is a well-established industrial estate hosting a range of industrial and light industrial uses, located in Tallaght, just c. 3km from the N7 (Naas Road) and C. 2km from the M50.

The application site (approx. 1,313 sq. m) is located at Unit 55 Broomhill Industrial Estate, Broomhill Drive, Tallaght, Dublin 24. The site accommodates an existing warehouse building with associated delivery and parking facilities within the site curtilage. The location of the proposed development is shown indicatively in Figure 1 below.

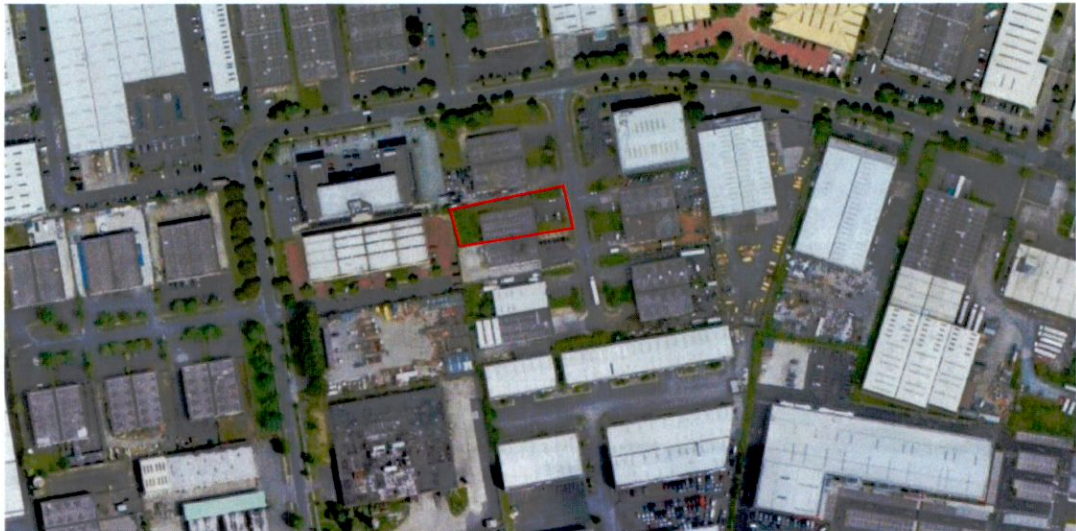


Figure 1: Unit 55 shown in red boundary (Overlay by SLA).

Broomhill Industrial Estate is located a short distance to the north east of Tallaght Town Centre and Tallaght University Hospital, north of the TU Dublin Tallaght campus, and south of the Killnamanagh residential area and shopping centre. It is located approximately 2km from red line LUAS and Dublin Bus services at The Square Tallaght, and is adjacent to the M50 motorway, the N7 and the N81. The site is located approximately 9km from Dublin City Centre.

Broomhill Industrial Estate is accessible to pedestrians, cyclists, and vehicles via Belgard Road to the West and Greenhills Road to the East. Unit 55, the application site, is accessible via Broomhill Drive and the internal street network within Broomhill Industrial Estate.

The application site is well located in respect of access to existing and potential restaurant uses in the town centre and the residential areas and employment areas surrounding the Broomhill Industrial Estate. The following transportation facilities further enhance the accessibility of the site: -

- The surrounding M50 motorway, N7 and N81, national road network, which connect the site to surrounding suburbs and urban centres within Dublin and in neighbouring counties.

- There are a number of bus stops within walking distance, located along Belgard Road, Greenhills Road and Mayberry Road taking passengers to Dublin City Centre, Palmerstown, Clare Hall, University College Dublin and a vast range of other areas throughout Dublin.
- Luas stops located within 2km of the application site, including Belgard, Tallaght (the Square) and Cookstown, along the red Luas line running from Saggart / Tallaght to Connolly and The Point.
- Clondalkin Fonthill DART station is located approximately 5km from Broomhill Industrial Estate.

4 PLANNING HISTORY

4.1 Application Site

A review by Stephen Little & Associates of the online planning register of South Dublin County Council indicates that no recent planning history is recorded for the application site.

For the purpose of this application we are treating Unit 55 as an established Light Industrial building with previous use as light industrial.

4.2 Relevant Planning Precedents

4.2.1 Reg. Ref. SD21A/0174 – Unit 3, Airton Road, Tallaght (Neighboring industrial site)

Permission was granted by South Dublin County Council on the 23rd September 2021 for the change of use from industrial use for a restaurant facility, café and deli with take away produce. According to the Chief Executive Order the proposed development was consistent in principle with the Zoning Objective 'REGEN' and with the objectives of the Tallaght LAP.

The Planning Authority was satisfied that the proposed development would add to the mix of uses in the area and cater to the population living and working there.

4.2.2 Reg. Ref D21A/0940 – Unit 5, Fern Road, Sandyford Business Park, Dublin 18, D18V6R3

Permission was granted by Dun Laoghaire-Rathdown County Council on the 3rd March 2022 in Sandyford Business Park for the change of use of existing c. 1514 sqm, two storey warehouse building to enterprise centre use offering incubator units for starter-type food businesses that need access to commercial kitchens, with grouped service facilities, to sell food all for delivery via the internet and associated signage.

4.3 Relevance to this Application

The established use of Unit 55 Broomhill lends itself well to the proposed use as a remote kitchen with ancillary delivery component. The kitchen facilitates a process (preparation of hot and cold food) for delivery to customers off site. The proposed use is one which could be accommodated in a residential area without significant adverse impact on residential amenity, subject to appropriate design. This would include any necessary ventilation to mitigate odour emissions and waste management and delivery facilities, similar to any high street restaurant kitchen. There is existing off street car parking also at this site, at sufficient quantum to serve the proposed development.

It is our professional planning opinion that the proposed development, subject of this planning application, would be somewhat similar to that granted under SDCC Reg. Ref. SD21A/0174 and DLRC D21A/0940. While not a restaurant or take away service in itself, it operates to service local (or non-local) restaurants who wish to operate the customer delivery aspect of their business off premises, in order to keep their dining areas free from courier activity. A diverse range of restaurant-quality meals can be prepared remotely and delivered by courier to private homes, local businesses, education and hospital campuses. As an enterprise that supports the restaurant trade, the proposed use is consistent

with the Zoning Objective REGEN and as a food production and delivery use is appropriate to this light industrial site location.

5 PRE-PLANNING CONSULTATION

SLA has liaised by telephone with Jim Johnston, Senior Planner, in relation to the proposed development.

There is no mandatory requirement for pre-planning consultation in this case. In the interest of the efficient use of the Planning Authority’s and Applicant’s resources, we have opted to present the proposed development in full at planning application stage.

6 SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2016 – 2022

6.1 Land Use Zoning

The application site is zoned ‘Objective REGEN’, the objective of which is: -

“To facilitate enterprise and/or residential-led regeneration”

It is noted in the Development Plan that this zoning was introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise.

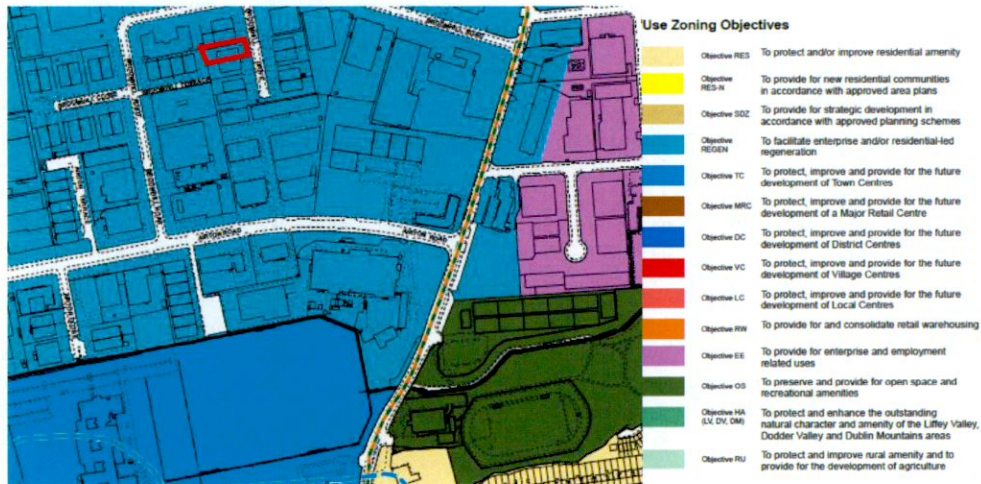


Figure 2: Extract from map 9 of the South Dublin County Council Development Plan 2016 – 2022, approximate development site boundary shown in red boundary (Overlay by SLA).

The following table sets out the ‘Permissible Uses’ and uses ‘Open for Consideration’ under ‘REGEN’.

Permissible Uses
Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m –1,000 sq.m, Offices over 1,000 sq.m , Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation.

Open for Consideration
Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.

Section 11.1.1 of the Development Plan 2016-2022 notes that the tables (as above) provide guidance on the general appropriateness of particular developments or land uses in each land use zone. The Development Plan also allows for 'Other Uses', these are defined as:

*"Uses that have not been listed under the land use zoning tables will be **considered on a case-by case basis** in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the **zoning objective of the subject site** and its impact on the development of the County at a strategic and local level"*

[SLA emphasis in bold]

The proposed use as a purpose-built, remote restaurant kitchen hub (kitchen pods) with ancillary delivery service, is a start up 'cloud kitchen' enterprise that falls somewhere between 'light industry' and 'restaurant' use. On that basis, while not specifically categorised, it is arguably acceptable in principle in this 'REGEN' zone.

The preparation of hot and cold food in the kitchen pod(s) is a process, which could be accommodated in a residential area without detriment to the amenity of that area, subject to appropriate design measures. The kitchen process would be similar to that of a high street or neighbourhood centre restaurant/cafe use. This would include any necessary ventilation, waste management and delivery facilities control measures. As such it aligns with the planning definition of light industry and is appropriately located in a light industrial area.

The proposed use would make a positive contribution in meeting the 'REGEN' zoning objective, in operating to support local (or non-local) restaurants who wish to manage the customer delivery component of their business off premises. The proposed use would provide remote kitchen pods for a number of established restaurants, for the specific purpose of preparing and delivering a diverse range of 'restaurant quality' meals for delivery to customers at their private homes, place of business or campuses.

The Covid-19 pandemic has had a major impact on the restaurant industry, which has had to pivot to survive and meet an increase in demand for outdoor facilities and home deliveries. This demand, facilitated by advances in technology supporting online ordering and payment, adds pressure to high street restaurant kitchens and dining areas. Hosted Kitchens are at the forefront of an emerging enterprise, which aims to alleviate these pressures by providing remote kitchen pods and ancillary delivery service, for this component of many restaurants' business. It complements rather than replaces restaurant dining rooms, ensuring that both aspects of the business function well in meeting customer experience and expectation – by reducing courier congestion (in the dining room and at entrance doors) at the restaurant premises to improve the customer 'dining out' experience, and by ensuring efficient and timely delivery of food orders off premises.

The following sections of this report demonstrate how the proposed use is consistent with the other relevant policies, objectives and standards set out in the South Dublin County Development Plan 2016-2022 and the Tallaght Town Centre Local Area Plan 2020.

6.2 Local Objectives

The application site is located in the Metropolitan Consolidation Town of Tallaght. Metropolitan Consolidation Towns are defined as *"located close to Dublin City and function as part of the Dublin Gateway and will **support key economic activity**"*.

It is the policy of the Council to support the sustainable long-term growth of Metropolitan Consolidation Towns through a range of objectives.

***CS2 Objective 4:** To promote and support the regeneration of underutilised industrial areas within areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration).*

The proposed development facilitates enterprise and regeneration both on and off site. The proposed use is appropriate to the existing, vacant building, subject to the identified associated works. Through the establishment of a new enterprise that supports the local restaurant trade, it in turn supports local regeneration of both the Broomhill Industrial Estate and the local town centre.

6.3 Economic Development

It is Council Policy, as articulated in the Development Plan, to strengthen Tallaght's position as an urban centre of regional significance. Tallaght Town Centre, where the proposed development is situated is identified as an economic cluster with enterprise and employment opportunities. The proposed development accords with the following overarching objectives:

***ET1 Objective 4:** To support the renewal of underutilised industrial areas to the east of the M50 and in proximity to Tallaght and Clondalkin Town Centres.*

[SLA emphasis in bold]

The proposed development site is located within the Tallaght Town Centre boundary.

***ET1 Objective 10:** To support export and non-export enterprise and small business.*

[SLA emphasis in bold]

Hosted Kitchens is a new and emerging small business seeking establish their new enterprise in Tallaght and in other locations across Dublin.

The following objectives for employment in regeneration zones are also adhered to:

***ET2 Objective 2:** To support proposals for more intensive compatible enterprise and/or residential led development on lands designated with Zoning Objective 'REGEN', subject to appropriate design safeguards and based on a traditional urban form that adhere to urban design criteria.*

[SLA emphasis in bold]

The proposed development, a remote commercial kitchen is a compatible use for the existing building, situated within the Broomhill Industrial Estate.

***ET2 Objective 3:** To support proposals for incubator, starter and/or live work units on lands designated with Zoning Objective 'REGEN' (to facilitate enterprise and/or residential led regeneration).*

[SLA emphasis in bold]

Hosted Kitchens is a starter enterprise that seeks to expand their business model across Dublin City and other counties in Ireland. The proposed development supports the ET2 Objective 3.

6.4 Signage

The proposed development includes the replacement of the previous occupants signage with 1 no. illuminated aluminium sign (c. 2m X 1m). The proposed signage is in keeping with the architectural features of the light industrial environment of the site. Careful consideration has been given to the materials used and the methods used to light it.

All signage proposed as part of this application has adhered to the guidance as set out in Section 11.2.8 in the Development Plan. We refer the planning authority to the design statement and drawings, prepared by logical that outline the details of signage.

6.5 Car Parking Arrangements

It is submitted that the proposed development involves no increase in the total gross floor area of the existing industrial unit. The existing unit is c. 480 sq m, and 6no. existing car parking spaces are contained within the site curtilage. This comfortably accommodates the business requirements and is just under the Development Plan maximum car parking standards of 1no. spaces per 50 sq m for enterprise and employment.

It is expected that staff will be able to avail of the alternative modes of transport such as walking, cycling and public transport to commute to work. Delivery service is typically by bicycle and car courier, who do not require long term car parking facilities on site. Facilities for direct customer interface (i.e. ‘click and collect’) are not proposed at this premises, so there is no requirement for customer car parking.

7 DRAFT SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

7.1 Land Use Zoning

Having regard to the Draft South Dublin County Development Plan 2022-2028, due to come in to effect on the 19th August 2022 the wording of Objective REGEN changes slightly it states:-

*‘to facilitate enterprise and/or residential led regeneration **subject to a development framework or plan for the area incorporating phasing and infrastructure delivery**’*

[SLA emphasis in bold]

The following table sets out the ‘Permissible Uses’, ‘Open for Consideration’ and ‘Not Permitted’ under ‘REGEN’ in the draft development plan:

Permissible Uses
Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/ Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m –1,000 sq.m, Offices over 1,000 sq.m, Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation, Work-Live Units.
Open for Consideration
Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data Centre, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.
Not Permitted
Abattoir, Aerodrome/Airfield, Agriculture, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry- Special, Nightclub, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Wind Farm.

The proposed development does not prejudice the land use zoning as stated in the Draft Development Plan. It is our understanding that the above highlighted additional wording has been added to ‘Objective REGEN’ as these underutilised industrial sites aim to evolve to residential and employment growth areas, offering mixed use developments in the future.

The proposed development supports the transition of the Broomhill Industrial site from a underutilised traditional industrial area to a future employment growth area. The proposed development does not seek to change the status quo of the established Broomhill Industrial Estate and offers a change of use that is complimentary to the existing use at this location. As noted in the development plan the transition will require a long lead in time. The proposed development aims to ensure that during this

time Broomhill Industrial Estate remains active and providing employment and Unit 55 does not remain vacant and underutilised.

The proposed use, as stated above in section 6.1, does not expressly fall within permissible uses, uses open for consideration or uses not permitted. It could therefore be considered under 'Other Uses', as defined in the Development Plan and the Draft Development Plan.

7.2 Local Objectives

Having regard to the Draft South Dublin County Development Plan 2022-2028 Tallaght is noted as a 'Key Urban Centre within Dublin City and Suburbs'. It notes that Tallaght town includes employment areas such as Broomhill. The Draft Development Plan aims to facilitate mixed use/employment growth within the identified 'REGEN' lands at Broomhill.

The proposed development supports this employment objective through providing employment opportunities at Unit 55, Broomhill Industrial Estate.

7.3 Economic Development

Under Green and Innovative Economy in the Draft Development Plan Policy EDE3: Innovative Economy, there are a number of objectives including the below:

EDE3 Objective 1: To support the provision of a highly interconnected "ecosystem" or network of entrepreneurs and investors, technologists and innovators in the County.

[SLA emphasis in bold]

Hosted Kitchens was established as a new enterprise in November 2020. The proposed development will add to the existing network of enterprise and employment in Tallaght and more specifically in Broomhill Industrial Estate.

Under policy EDE4: Urban Growth, Regeneration and Placemaking the following objectives are listed:

EDE4 Objective 8: To support the provision of a broad diversity of employment opportunities in the County that can attract a wide range of skills, training, and educational qualifications for a resilient and inclusive economy.

[SLA emphasis in bold]

EDE4 Objective 11: To support the regeneration of the Tallaght LAP lands in a co-ordinated and sustainable manner in accordance with the Tallaght Town Centre LAP 2020 or any superseding plan whilst ensuring the lands particularly Cookstown, remain a sustainable employment area to ensure environmentally short journeys to places of employment and to ensure the residential impact of the REGEN zoning does not instigate the decline in the employment capacity and sustainability of the area.

[SLA emphasis in bold]

Hosted Kitchen is a new and emerging enterprise that are offering a new type of employment opportunity than what is offered within Tallaght already, supporting both Objective 8 and 11 as noted above. See section 8 below detailing how the proposed development supports the regeneration of the Tallaght LAP in accordance with the Tallaght Town Centre LAP 2020.

8 TALLAGHT TOWN CENTRE LOCAL AREA PLAN 2020

Unit 55, Broomhill Industrial Estate lies within the Tallaght Town Centre Local Area Plan boundary. The Tallaght Town Centre LAP came in to effect on the 20th July 2020, it seeks to promote opportunity in terms of employment and economic development.

The zoning objectives remain the same within the LAP as the South Dublin County Council Development Plan discussed in section 6.1 above.

It is an overarching objective of the LAP to promote Tallaght's role as the Capital of the County and ensure that South Dublin County maintains a strong and diverse economic base in terms of employment and industry.

The proposed development aims to diversify the restaurant trade, by enabling home deliveries of restaurant quality meals directly to customers homes, business premises and campuses. This diversification will support regeneration and renewal of existing local business. The proposed development will allow existing and new local restaurants in Tallaght to grow and expand their delivery services, and reach a wider demographic throughout Tallaght and its environs. The proposed development also supports a new start up enterprise. This all provides increased employment opportunities and other potential economic spin off.

8.1 Broomhill

The subject site lies within the neighbourhood of Broomhill. Broomhill is defined in the LAP as:

*"An attractive consolidated, diversified and intensified **place for business and employment** that is better connected to surrounding places. Emerging residential uses along primary frontages."*

[SLA emphasis in bold]

Objective BH1 for Broomhill states:-

***BH1:** Transition to mixed use area primarily focussed on higher value commercial uses.*

Hosted Kitchens is a business that will provide a high value commercial use at this location. It is proposed to provide 11no. commercial kitchens hubs. Each commercial kitchen will be available to rent by individual restaurants, hence up to 11no. of restaurants will prepare their meals on site, with an ancillary delivery service from this location direct to customers' homes and businesses.

9 ANCILLARY WORKS ON SITE

9.1 Ventilation

The proposed application includes ventilation ducts on the North elevation along the side passage between two warehouse buildings. The proposed ventilation is not immediately visible from the road and the site is not in proximity to any sensitive receptors. We submit that the proposed ducting is in keeping with the character and appearance of the existing Light Industrial building.

The proposed ventilation is necessary in order to control fumes and odours, please refer to Drawing No. 2021.110L.PP.200, prepared by Logical for further details.

9.2 Drainage and water services

This application seeks to retain the existing wastewater drainage system which is provided by means of an existing connection into a public sewer. No new connections will be made into the public sewer. All kitchens will be fitted with independent grease traps that will be monitored and regularly cleaned. A waste management plan will be put in place for the regular collection of deposits.

The existing surface water disposal system is to be retained and with no proposed changes as part of this development.

The site is currently serviced by way of an existing potable water connection, and this will be retained as part of this proposal.

9.3 Transportation

The policy of Hosted Kitchen is to always promote sustainable travel options. With regards to transport this aligns with the MT2 policy of the South Dublin County Development plan by promoting the modal shift from private car use towards increased use of more sustainable forms of transport such as cycling, walking and public transport.

As such the site has been chosen due to its connection of transport links. Unit 55 Broomhill Industrial Estate is a 24-minute walk to Kingswood Luas stop which provides connection towards the city centre and Heuston Train Station (Red Line).

The site is also a 13-minute walk to the bus stops on Belgard Road and Greenhills road which are serviced by the 27, 65, 76, 76a and 77a bus routes. The Square in Tallaght is a 30-minute walk.

9.3.1 Cycling

Further to the promotion of sustainable means of transport the provision for cycle storage shall be provided as per the guidance set out in table 11.23. As the site is located within Area 2 and as it would be deemed Enterprise and Employment, a cycle space is required at 1 per 100 sq.m. of Gross Floor Area.

Gross Floor Area	Cycle requirements store	Cycle Stores to be provided
55 people	1 per 5 staff	11 Spaces
480m ²	1 /100m ²	4.8 Spaces

As per the above calculation, 15 cycle spaces shall be provided by way of Sheffield Stands.

9.3.2 Private Cars

We refer the planning authority to section 6.5 above for discussion on Car Parking arrangements as well as the Design Statement Prepared by Logical enclosed with this application.

9.3.3 Deliveries

Tenants will be encouraged to source produce locally to cut down on transportation. Given the sites location within a designated industrial estate it benefits from suitable approaches and carriageways to accommodate incoming goods vehicles. Deliveries do not need to pass through residential areas to access the site.

9.3.4 Traffic Management Plan

Owing to the nature of the proposal and the information outlined above and within the Design Statement Prepared by Logical enclosed with this application, a Traffic Management report is not deemed necessary to support this application.

10 HOURS OF OPERATION

The proposed use intends to serve the restaurant industry, therefore we would respectfully request that the Planning Authority does not impose any limiting conditions on the hours of business operation.

We rare requesting that the Planning Authority should allow for use of the unit between 7.30 am to 11 pm Monday to Sunday.

11 APPROPRIATE ASSESSMENT

The proposed development will take place in an existing building, within an existing industrial estate.

The site location is not within or close to a Natura 2000 site. There is no source-receptor pathway between the proposed development site and these or any other European Sites.

Having regard to the nature, scale and location of the proposed development, it is considered that there is no likelihood of significant effects on any European sites arising from the construction or operation of the proposed development in isolation or in combination with other projects in the area.

12 CONCLUSION

This application seeks permission for proposed use of an existing light industrial warehouse unit within Broomhill Industrial Estate, for a 'cloud kitchen' and ancillary delivery service, with associated internal fit out, additional external ducting, external bin stores and storage and associated signage works.

It is considered that the proposed development is compliant with the policies and objectives of the South Dublin County Council Development Plan and the Tallaght Town Centre Local Area Plan, as identified in this planning report.

We would be grateful if the planning authority would have regard to the above planning assessment when making its decision.

We confirm that we act for the Applicant in this case and would ask that all future correspondence in relation to this planning application be directed to this office.

13 ENCLOSURES

The following are enclosed with this request for Permission: -

1. Completed Application Form, signed and dated.
2. Proof of payment for planning application fee of € 1,991.28.
3. Newspaper Notice published in The Irish Daily Star on the 29 July 2022 (1 no. original copy of the relevant page).
4. Site Notice erected at 1no. location on 29 July 2022 (1 no. copy enclosed).
5. Letter of Consent from Stowford Limited, dated 28 June 2022.

6 no. copies of the following plans and particulars:

1. Planning Application Report prepared by Stephen Little & Associates.
2. Planning Drawings prepared by Logical, Real Estate Consulting (please refer to enclosed drawing schedule).
3. Areas Requirements Schedule prepared by Logical, Real Estate Consulting.
4. Urban Design Statement prepared by Logical, Real Estate Consulting.
5. Drawing No. 22066-TNT-XX-FN-DR-C-92000 'Existing Drainage Infrastructure' prepared by Tent Engineering.
6. Drawing No. 22066-TNT-XX-FN-DR-C-92001 'Proposed Drainage Infrastructure' prepared by Tent Engineering.
7. Drawing No. 22066-TNT-XX-FN-DR-C-92002 'Proposed Watermain Layout' prepared by Tent Engineering.

8. Drawing No. 22066-TNT-XX-FN-DR-C-92010 'typical drainage Details' prepared by Tent Engineering.
9. Civil Engineering Report prepared by Tent Engineering.
10. Flood Risk Assessment prepared by Tent Engineering.

