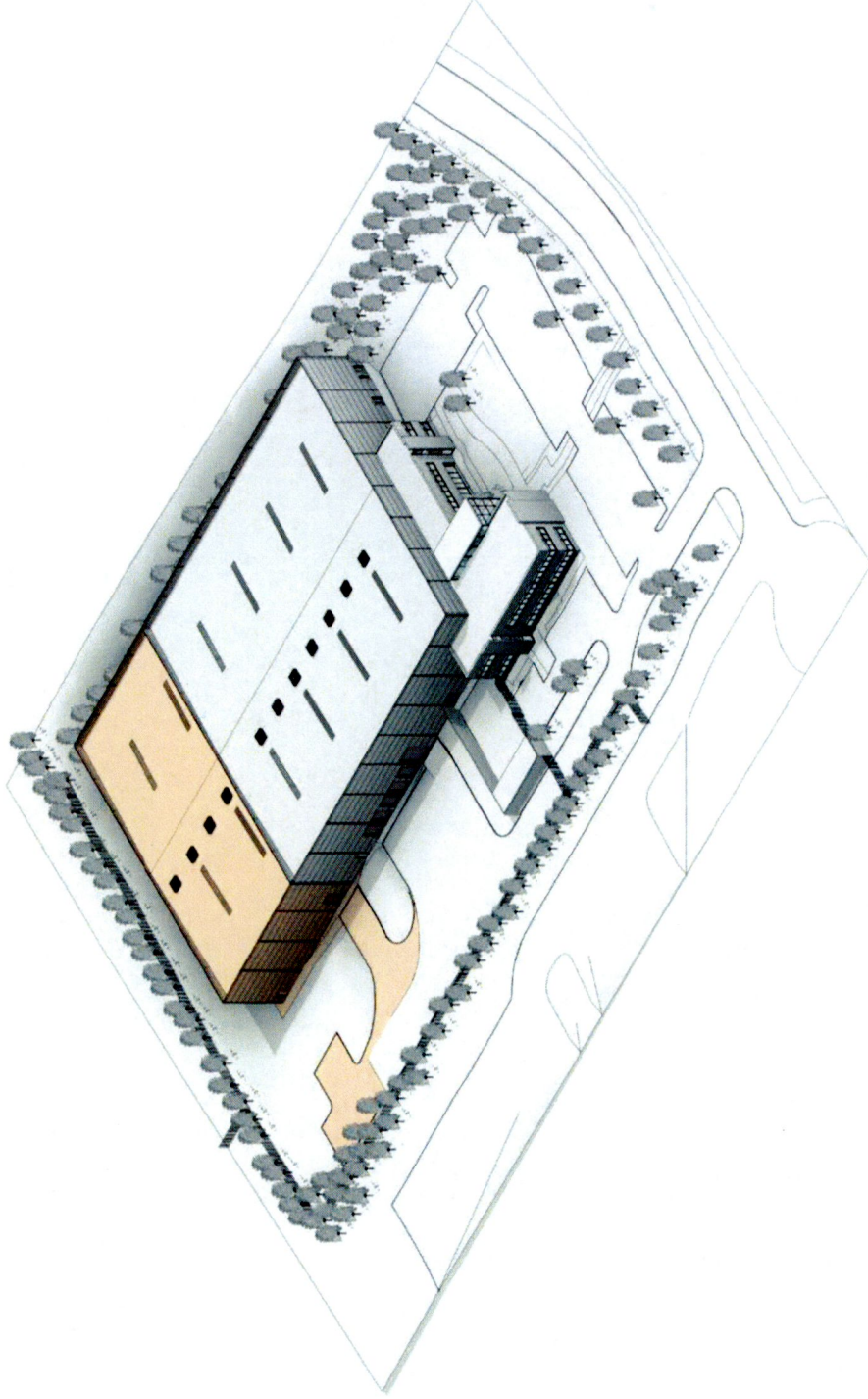


Architectural Design Statement



DOCUMENT:

3561-EML-XX-XX-RP-A-900

DEVELOPMENT:

Unit 23, Magna Dr., Magna Business Park,
Dublin, D24 VE8N

CLIENT:

Origo Distribution limited.

DATE:

August 2022

PREPARED BY:

eml architects
37 Fitzwilliam Place
Dublin 2

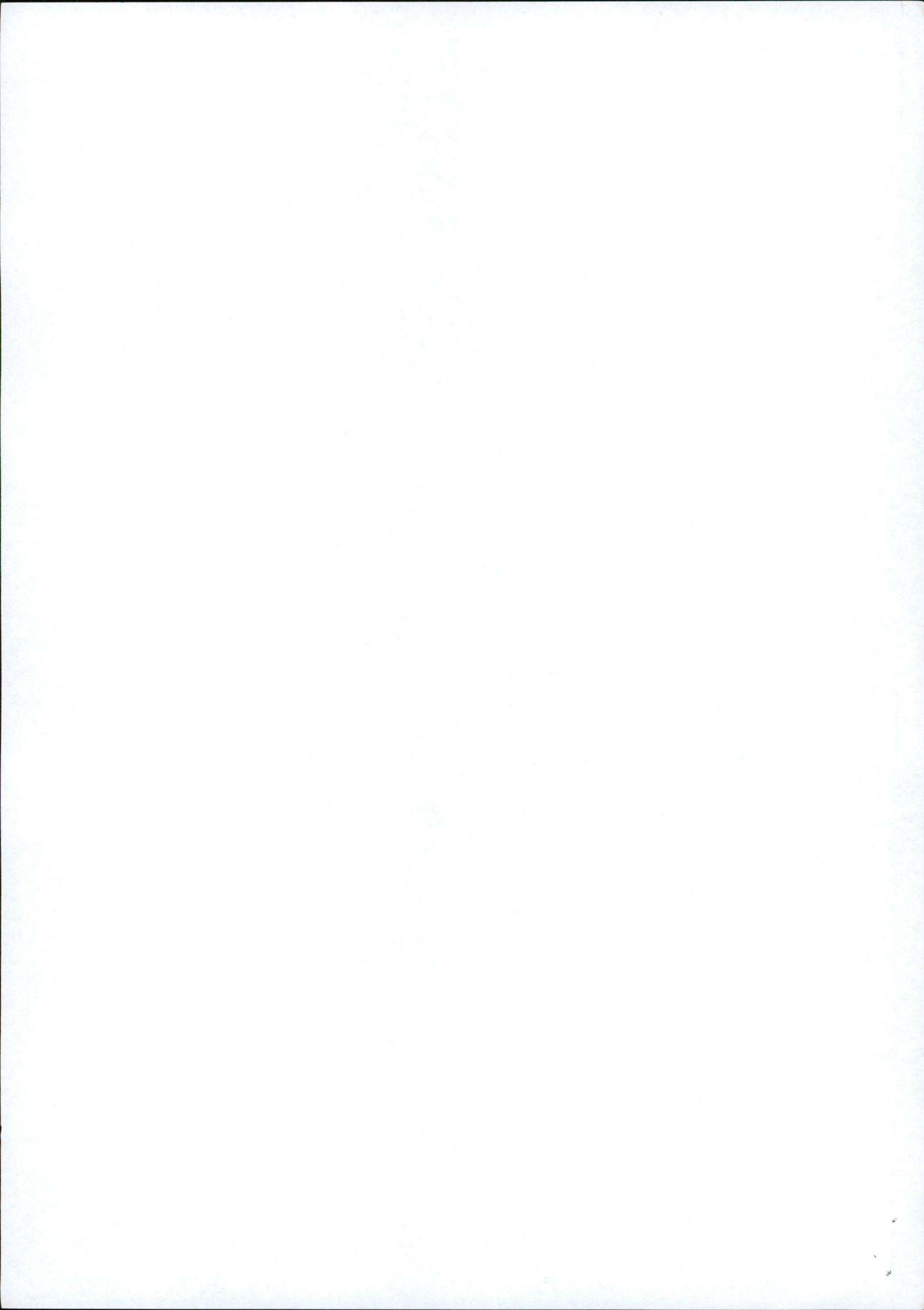


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1 INTRODUCTION

The development proposal is for the extension of an existing warehouse by approximately 1,685sqm, and the addition of 1no. loading dock, extension of existing loading yard and upgrade of 11no. parking spaces for E.V charging, 2 spaces to accessible parking spaces, and the addition of 35no. covered bicycle parking spaces all on a site of approximately 1.6 hectares in the townland of Fortunestown.

This document should be read in conjunction with the suite of drawings, reports, and forms submitted with it, including:

- All drawings listed on the eml architects Drawing Register & Distribution Sheet
- All reports and input from the wider design team listed below:

CS Consulting

Axiseng

1 INTRODUCTION

2 SITE ANALYSIS

2.1 LOCATION

2.2 SITE DESCRIPTION AND FEATURES

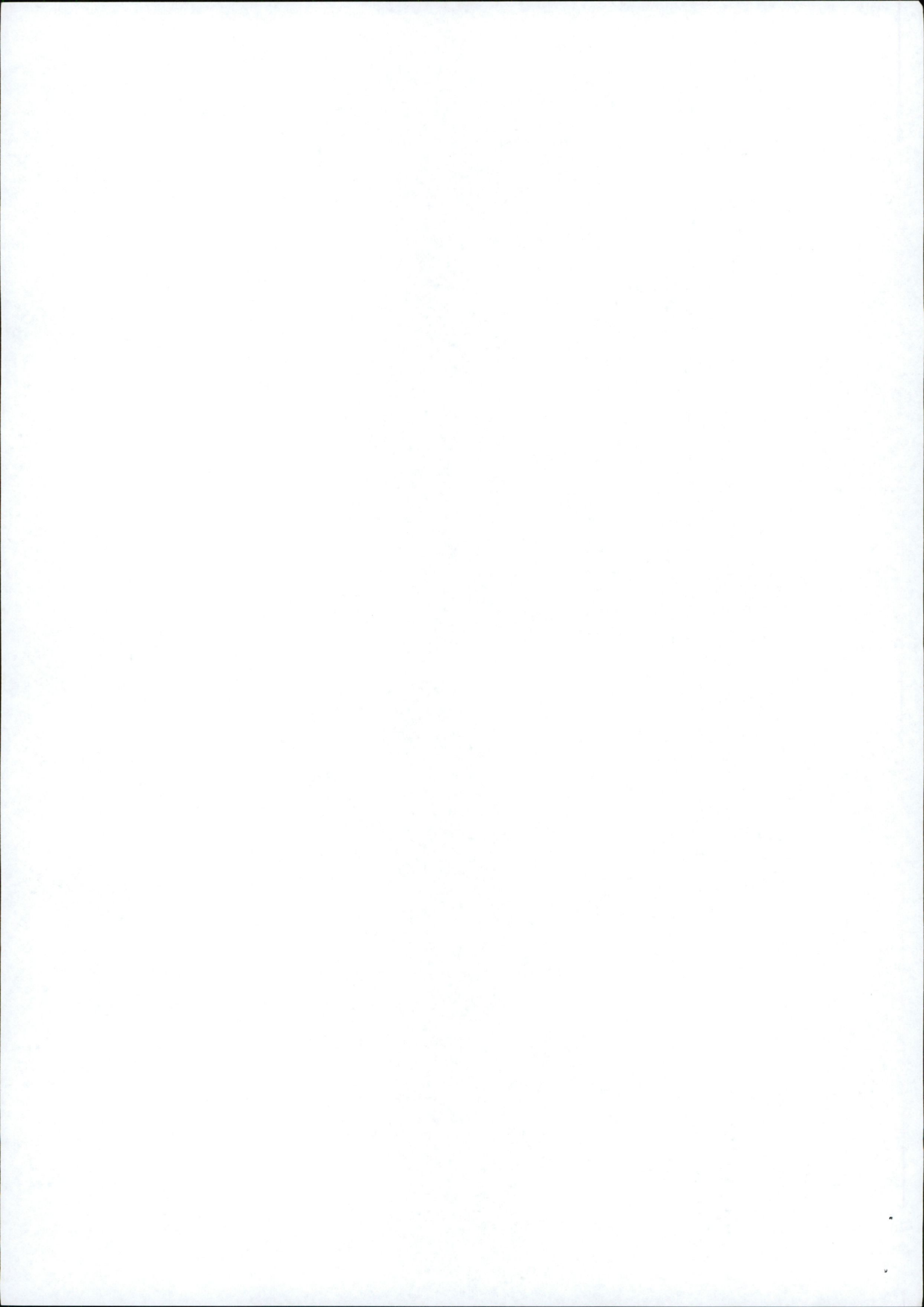
2.3 PLANNING CONTEXT

2.4 PREVIOUS APPLICATION

3 PROPOSED DEVELOPMENT

3.1 DESCRIPTION

APPENDIX A: KEY PROJECT DATA

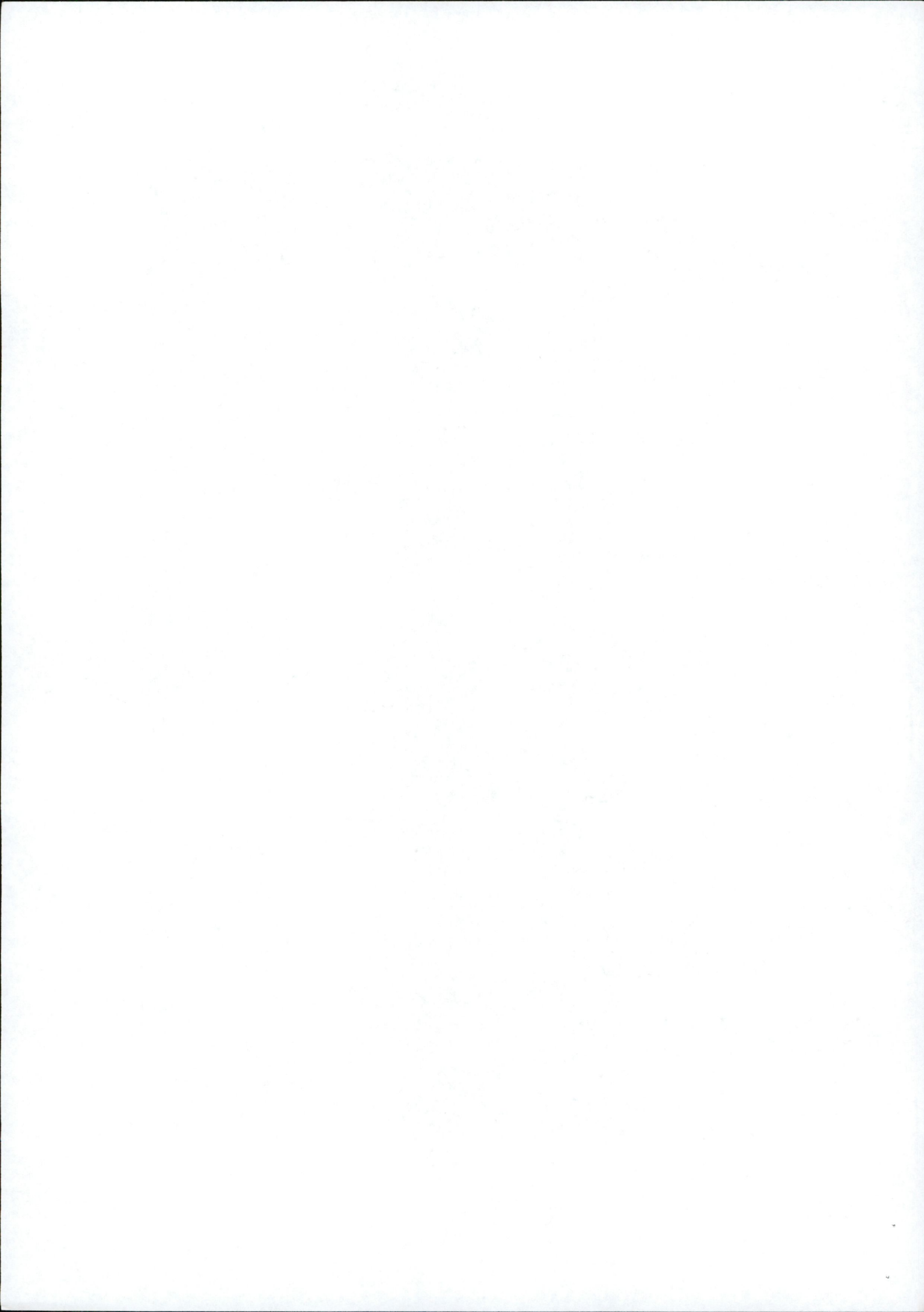


2 SITE ANALYSIS

2.1 SITE LOCATION



SOURCE: GOOGLE MAPS 2022



2 SITE ANALYSIS

2.2 SITE DESCRIPTION AND FEATURES

The site is located within a well established industrial estate in Citywest, approached via Magna Drive from Citywest Road and zoned as Objective EE(To provide for enterprise and employment related uses). Currently the site is occupied by an active distribution warehouse and ancillary offices, associated parking, truck yard and landscaping, all owned and operated by Origo Distribution Limited.

The site is surrounded by industrial units to the East, South and West and the wider industrial estate features warehouses and ancillary offices of similar (if not larger) scale, massing and use with associated parking and truck yard features. The exiting boundary consists of a mixture of soft landscaping and palisade fencing to the East, South and West, while the North boundary has soft landscaping and mounding setting the car parking back from Magna Drive.

SITE PHOTOS

FIG.1 FRONT IMAGE | FIG.2 SITE LOOKING TOWARDS EXISTING WAREHOUSE | FIG.3 CAR PARK | FIG.4 SIDE OF BUILDING



FIG.2



FIG.3



FIG.4



3 PREVIOUS APPLICATION

3.1 PREVIOUS APPLICATION

In 2005, planning permission was granted for an extension to the existing warehouse, loading yard and loading docks (Ref No. SD05A/0315). Permission has since lapsed for this proposed development and this current planning application seeks approval for the same area of warehouse extension and associated truck yard and loading docks.

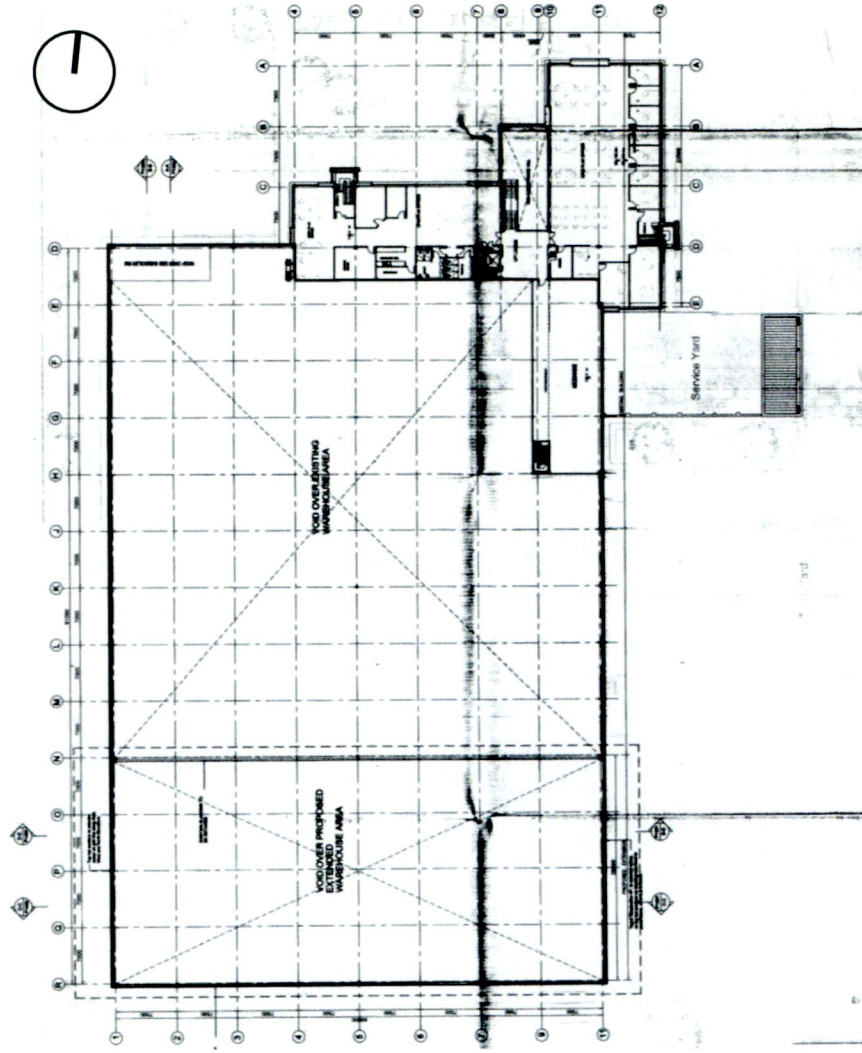


FIG. 7

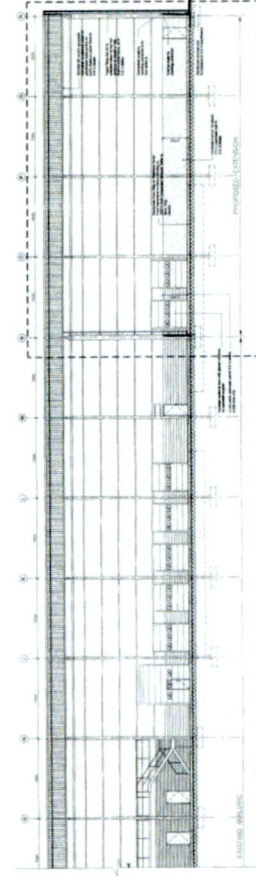


FIG. 8

RIGHT:
FIG. 7 PLAN FROM PREVIOUS APPLICATION
FIG. 8 SECTION FROM PREVIOUS APPLICATION

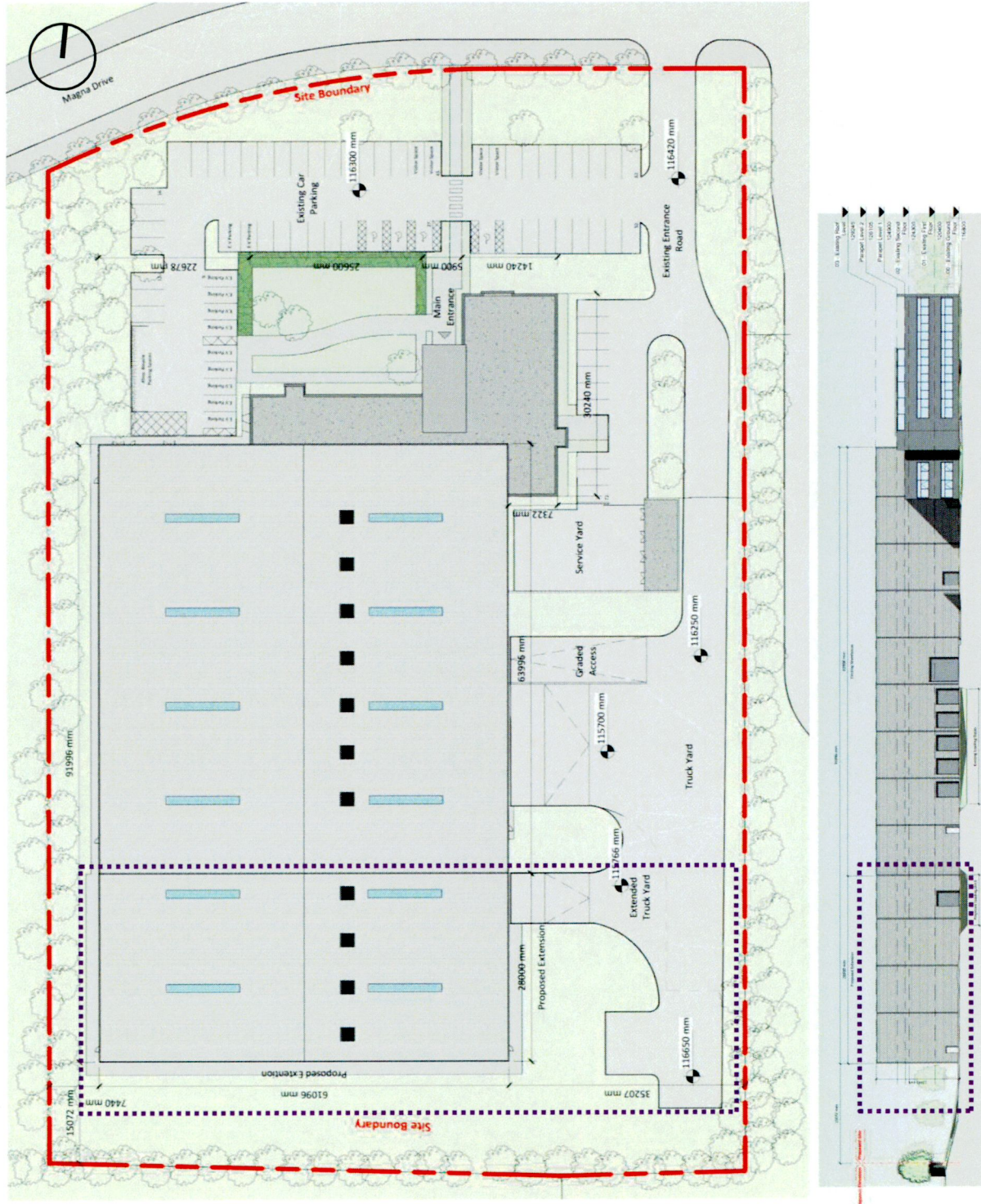
4 PROPOSED DEVELOPMENT

4.1 DESCRIPTION

The proposed development is an extension to an existing warehouse by approximately 1,685sqm, addition of 1no. loading dock, extension of existing loading area and upgrade of existing loading spaces to E.V parking spaces, 2 spaces to accessible parking spaces, and the addition of 35no. covered bicycle parking spaces all on a site of approximately 1.6 hectares in the townland of Fortunestown

The warehouse extension will be located in an area to the rear of the site in a level open green area, while the loading area will also extend into this green area with the removal of a small number of trees within the site boundary to facilitate this.

The proposed development includes for the upgrading of some of the existing 75no. existing car parking spaces to E.V parking (11no.), 2no. car parking spaces to be upgraded to accessible car parking spaces (4no. total on site) whilst also proposing an additional 35no. covered bicycle parking spaces in addition to the existing 10no. bicycle parking spaces (45no. total) to the front of the ancillary offices, with the final total car parking spaces at 72no, all in line with the South Dublin County Council Development Plan 2022-2028.



Appendix A: Key Project Data

Project Info	
Subject Site	1.6 ha
Existing Building	5,437sqm
Total Warehouse Extension Area	1,685sqm
Total Car Parking Spaces	72 no.
Electric Vehicle Parking Spaces	11 no. (15%)
Accessible Parking Spaces	4 no. (5%)
Covered Bike Parking Spaces	45 no.

