

Land Use Planning & Transportation

08 AUG 2022

South Dublin County Council

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architects

www.eml.ie

08/08/2022

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Re: Planning Application for the extension to existing warehouse, at Origo Distribution Limited,
23 Magna Drive, Magna Business Park, Citywest, Dublin 24

Ref: 3561

Dear Sir/Madame,

On behalf of Origo Distribution Limited, and in accordance with the Planning Acts, I am applying for permission for development of an 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 at the above location.

I enclose herewith in support of this application;

01.

01.1 - 6 no. copies of Architectural drawings & reports:

- 3561-EML-XX-XX-DR-A-001_Site Location Map @ 1:1000
- 3561-EML-XX-00-DR-A-002_Existing & Proposed Site Layout @ 1:500
- 3561-EML-XX-00-DR-A-101_Existing Ground Floor @1:200
- 3561-EML-XX-01-DR-A-102_Existing First Floor @1:200
- 3561-EML-XX-02-DR-A-103_Existing Second Floor @1:200
- 3561-EML-XX-03-DR-A-104_Existing Roof Plan @1:200
- 3561-EML-XX-00-DR-A-105_Proposed Ground Floor @1:200
- 3561-EML-XX-01-DR-A-106_Proposed First Floor @1:200
- 3561-EML-XX-02-DR-A-107_Proposed Second Floor @1:200
- 3561-EML-XX-03-DR-A-108_Proposed Roof Plan @1:200
- 3561-EML-XX-XX-DR-A-201_Existing Sections @1:200
- 3561-EML-XX-XX-DR-A-202_Proposed Sections @1:200
- 3561-EML-XX-XX-DR-A-301_Existing Elevations @1:200
- 3561-EML-XX-XX-DR-A-302_Proposed Elevations @1:200
- 3561-EML-XX-XX-RP-A-900_Architectural Design Statement
- 3561-Issue Sheet-Planning

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B. Sc. Arch. Tech. MCIAT
Associate Director

eml architects ltd
Company registered in Dublin
CRO No. 430 852

01.2 - 6 no. copies of Civil & Structural drawings & reports:

- C031_Engineering Services Statement_Origo Ltd Extension
- OWE-CSC-XX-XX-RG-C-0001
- C031-CSC-ZZ-XX-RP-C-0005_Stage 1_Construction Management Plan
- C031-CSC-ZZ-XX-RP-C-0006_Stage 1_Construction_WMP
- OWE-CSC-ZZ-XX-DR-C-0002_Proposed Drainage Layout
- OWE-CSC-ZZ-XX-DR-C-0003_Proposed Watermain Layout
- OWE-CSC-ZZ-XX-DR-C-0004_Swept Path Analysis Articulated Truck
- OWE-CSC-ZZ-XX-DR-C-0005_Swept Path Analysis Refuse Vehicle
- OWE-CSC-ZZ-XX-DR-C-0006_Proposed Drainage Details
- OWE-CSC-ZZ-XX-DR-C-0007_Proposed Drainage Details

01.3 - 6 no. copies of Mechanical & Electrical drawings & reports:

- ORGO-X-L0-DR-AXE-EE-60101 Layout
- 22059 Origo_TGD Part L Compliance Report_Issue 00 02.08.22

02. 6no. copies of page No. **19** of The Southside People dated 3rd August 2022 on which there has been placed a notice in accordance with the relevant legislation;

03. 6 no. copies of the Site Notice which was erected on site on 3rd August 2022;

04. Bank Transfer is the preferred payment method for this planning application in lieu of a cheque made out in favour of Local Authority. Please forward the applicable account and reference details for payment.

The appropriate fee amount for this particular planning application is €6,066;

The fee was calculated as follows:

(Class 4 Development)

1685sqm x €3.60 (commercial)= €6,066

05. A completed application form as issued by Local Authority.

06. Letter of Consent from Superior Landlord for development

Yours sincerely



John Wallace
Architect MRIAI

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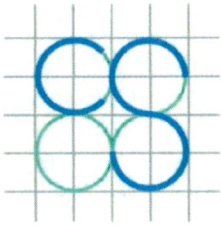
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Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Job Ref: C031

A – GL/NB

Date: 2-Aug-22

**RE: Proposed Warehouse Extension at Origo Ltd.
Magna Drive, Magna Business Park, Dublin 24**

This engineering services statement assesses the proposed extension to an existing warehouse development at Magna Drive, Magna Business Park, Dublin 24 under the following: Flood Risk, Surface Water Drainage & SuDS, Foul Drainage, Water Supply and Road Network and any modifications to services from previously permitted and proposed applications.

Flood Risk

Following a review of the site location against the relevant flood maps we confirm the following:

- Predicated flood mapping for fluvial flood events shall not affect the subject lands
- The development is not affected by Tidal, Pluvial or Groundwater Flooding.
- The subject lands are located in Flood Zone C.

Surface Water Drainage & SuDS

The existing warehouse development is already served by a surface water network in the form of a 'Stormcell' attenuation tank and an attenuation pond and flow is limited to allowable discharge rates as per the original grant of planning for the development site.

KP & Associates Consulting Engineers Ltd. T/A Cronin & Sutton Consulting
Company No. 505303 | Registered Office: 19-22 Dame Street, Dublin 2, Ireland
Directors: N. Barrett, K. Cronin, R. Fitzmaurice, M. McEntee, L. McNamee,
D. Rehill, O. Sullivan, C. Sutton-Smith, E. Sutton, P. Sutton
Associate Directors: C. Barry, C. Twomey | Associates: D. Byrne, G. Lindsay

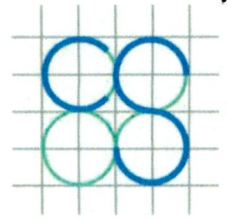
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For the new extension, CS Consulting met (via MS Teams) Mr Brian Harkin, Senior Executive Engineer in the Water Services Department of South Dublin County Council on the 27th July 2022 to discuss the extension works.

CS Consulting confirmed there would be no additional flow discharging from the overall warehouse development site as the existing flow control system serving the site would remain unchanged and the new extension would drain via the existing pond on site. However additional SuDS systems were requested by SDCC in line with current policy,

It was agreed to drain the surface water runoff from the extension to a Bio-Retention Swale to the rear of the building via a water-butt rainwater harvesting system on the 2 number downpipes proposed for the extension. The bioswale shall allow for the infiltration of runoff to ground as well as providing an overflow to the existing main drainage network and discharge to the existing attenuation pond on site during higher storm events. Additionally the new footpath to the extension shall be constructed of permeable paving that shall allow for infiltration to ground also.

Please see Drawing OWE-CSC-ZZ-XX-DR-C-0002 indicating the proposed surface water drainage layout and Drawing OWE-CSC-ZZ-XX-DR-C-0007 for the detail of the bio-retention swale.

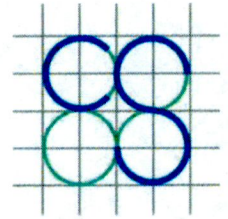
Foul Drainage

There shall be no modification to the existing foul drainage layout on site following the completion of the extension works. There may be a small increase in staff numbers but this increase in flow shall be negligible and shall have little to no effect on the existing network serving the existing warehouse and the downstream IW network.

Potable Water

There shall be a small modification to the existing watermain layout on site to facilitate the construction of the extension. Please see drawing OWE-CSC-ZZ-XX-DR-C-0003 indicating this modification.

There may be a small increase in staff numbers to the warehouse facility but the increase in potable demand shall be negligible and shall have little to no effect on the existing network serving the existing warehouse and main external potable Irish Water network.



Road Network and Access

The existing entrance currently serving the development shall be retained post completion of the extension works. The existing loading bay and turning facilities shall be modified to accommodate the extension and tracking analysis has been carried out confirming the proposed turning head layout can facilitate the manoeuvres of delivery vehicles to and from the warehouse extension.

Yours sincerely,

Gary Lindsay
Civil Engineer
Associate
CS Consulting Group

