

Register Reference: SD22A/0313 Date: 26-Aug-2022
Development:

Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2 units (Unit 1 & Unit 2) at the 4.04ha site comprising of reduction of 237sq.m of warehouse floor area on the ground floor due to, change of use of 63sq.m of warehouse floor area to office floor area, change of use of 91sq.m of warehouse floor to staff facilities floor area on the ground floor plan, and the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area; Change of use of 14sq.m of staff facilities floor area to office floor area at the ancillary office ground floor plan; Change of use of 14sq.m of office floor area to staff facilities floor area over 1st & 2nd floor plan; Reduction of 28sq.m of office over 1st and 2nd floor plan to facilitate structural alignment; Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations; Elevational changes, omission of 5 dock levellers & associated canopy and addition of 1 fire escape door to the building's southern elevation; Addition of 2 fire escape doors to the building's northern elevation; Alterations to Unit 2 are as follows, omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in, change of use of 40sq.m of office floor area to warehouse floor area and change of use of 76sq.m of staff facilities floor area to warehouse floor area on the ground floor; Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63sq.m; Alteration to the ancillary office/staff facilities block resulting in, a reduction of 101sq.m of office floor area and addition of 11m² of staff Facilities floor area on ground floor plan; Reduction of 104sq.m of office floor area & 52sq.m of staff facilities floor area over 1st & 2nd floor plan; Elevational changes, a reduction of 2 level doors and addition of 6 dock leveller doors & associated canopy to the building's north-eastern elevation; Associated site plan and drainage adjustments.

Location: SD22A0313 - Brownsbarn, Citywest Campus, Dublin 24.
Applicant: Exeter Ireland IV B Limited
App. Type: Permission
Planning Officer: SARAH WATSON
Date Recd: 26-Jul-2022
Decision Due Date: 19-Sep-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

We Exeter Ireland Property IV B Limited, intend to apply for Planning Permission for Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2No. units (Unit 1 & Unit 2) at the 4.04ha site at Brownsbarn, Citywest Campus, Dublin 24.

I. Alterations to Unit 1 are as follows:

- 1. Reduction of 237 m² of warehouse floor area on the ground floor due to:
A. change of use of 63m² of warehouse floor area to office floor area
B. change of use of 91m² of warehouse floor to staff facilities floor area on the ground floor plan, and
C. the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area.**
- 2. Change of use of 14m² of staff facilities floor area to office floor area at the ancillary office ground floor plan.**
- 3. Change of use of 14 m² of office floor area to staff facilities floor area over 1st & 2nd floor plan.**
- 4. Reduction of 28 m² of office over 1st and 2nd floor plan to facilitate structural alignment.**
- 5. Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations.**
- 6. Elevational changes:
A. Omission of 5 no. dock levellers & associated canopy and addition of 1 no. fire escape door to the building's southern elevation.
B. Addition of 2 no. fire escape doors to the building's northern elevation.**

II. Alterations to Unit 2 are as follows:

- 1. Omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in:
A. change of use of 40m² of office floor area to warehouse floor area and
B. change of use of 76m² of staff facilities floor area to warehouse floor area on the ground floor.**
- 2. Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63m².**
- 3. Alteration to the ancillary office/staff facilities block resulting in:
A. reduction of 101m² of office floor area and addition of 11m² of staff Facilities floor area on ground floor plan.
B. reduction of 104m² of office floor area & 52 m² of staff facilities floor area over 1st & 2nd floor plan.**
- 4. Elevational changes:
A. Reduction of 2 no. level doors and addition of 6 no. dock leveller doors & associated canopy to the building's north-eastern elevation.**

III. Associated site plan and drainage adjustments.

Access & Roads Layout:

No changes proposed to the road layout. The dock leveller capacity and layout for both warehouses has been reconfigured and will require additional swept path analysis.

Car Parking:

SD22A/0313	
	Unit 1
GFA sqm	7631
Warehouse area sqm	6746
Ancillary offices sqm	397
Staff facilities	488
Structural alignment/Wall m2	0
	Unit 2
GFA sqm	5702
Warehouse area sqm	5120
Ancillary offices sqm	286
Staff facilities	296
Wall m2	0

The SDCC County Development Plan 2022-28 maximum parking rates for Zone 1 are:

- Warehousing 1/100sqm
- Office Manufacturing 1/50

$$\text{Unit 1+2} = (6746+5702)/100 + (397+488+286+296)/50 = 124.5 + 29.35 = 153.85$$

Proposed car parking provision as follows:

- 59no. spaces for Unit 1 (including 4no mobility impaired spaces)
- 53no. spaces for Unit 2 (including 3no mobility impaired spaces)

154no. carpark spaces allowed

112no. proposed

7no. mobility impaired spaces proposed which exceeds the 5% requirement

Provisions are acceptable.

Bicycle Parking:

It is proposed to provide 72no. covered bike parking spaces for the development.

The SDCC County Development Plan 2022-28 requires minimum 66no. spaces for this size of warehousing. **Provision is acceptable.**

Roads recommend that additional information be requested from the applicant:

1. HGV swept path analysis is required showing access/egress movements at all dock levellers.
2. Applicant to submit a revised drawing showing proposed locations of EV points (20% of spaces must have EV charging capacity).

Should the permission be granted, the following conditions are suggested:

1. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority
2. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC