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

9th September, 2022.

Re: Full Planning Permission for a Proposed new 93 sq.m. extension for office space at first floor level (internally) to an existing 279.87 sq.m light industrial

At: Unit B 12, South City Business Park, Killinarden Link Road, Whitestown Way, Tallaght, Dublin 24.

For: Emma O Gorman Wall

Dear Sir/Madam,

McAulay Rice Architects have prepared this planning report in support of a planning application to South Dublin County Council on behalf of Emma O Gorman Wall (Crown Roofing) in support of the provision of additional office space accommodation at unit B12 South City Business Park, Tallaght, Dublin 24.

The proposed development is per the description set out in the statutory notices which are as follows:

" SOUTH DUBLIN COUNTY COUNCIL

I, Emma O Gorman Wall is applying for Full Planning Permission for a Proposed new 93 sq.m. extension for office space at first floor level (internally) to an existing 279.87 sq.m light industrial and warehousing unit and all associated site works at Unit B 12, South City Business Park, Killinarden Link Road, Whitestown Way, Tallaght, Dublin 24. "

The following information sets out the planning case and rationale for the application of a small amount of new office space required within an existing business unit due to the continued growth of the family business of the applicant known as (Crown Roofing).

The proposed development is in compliance with the provisions and objectives of the South Dublin Development Plan 2016-2022 and is in accordance with the proper planning and sustainable development of the area.

Site Location and Description.

This is a modern business unit at the centre of a terrace of 8 units located in the popular South City Business Park which is situated to the immediate south west of the centre of Tallaght Town.

This park on 25 acres comprises of circa 38 individual units catering for a wide variety of business enterprises. Access to this estate is from the Killarden Link Road which connects with the Kiltipper Road leading to N81 a short distance to the north.

The unit has 6 parking spaces – 3 of which are located directly outside the unit and a further 3 units further north at the perimeter close to visitor parking areas. These spaces are indicated in blue on the site plan submitted. The premises have an attractive grey metal cladding finish Crown Roofing the current occupiers of the unit are engaged in all forms of roof building finishes and cladding.

The company has its main office in Lough Dan Road, Roundwood, Co Wicklow but is now openly trying to facilitate staff closer to Dublin for various reasons, i.e. minimise transport costs for staff, provide adequate office space for employees working in and around south Dublin.

The applicant also wishes to ensure all protective measures for his staff and company are in place to protect employees

This involves providing individual office spaces as opposed to large open plan office facilities and shared office room scenarios. This is a direct response to the continued threat of covid and its continued disruption to both the companies employees as well as its disruptive nature in a work environment as well as the continued increase in other outbreaks of potential viruses e.g. monkey pox.

The proposal new facilities will provide additional protection within the work environment for all company employees within this unit. The facilities will also provide for additional support staff on an ad hoc basis as well as potential training meetings necessary to facilitate the type of work involved by the applicant.

Summary of Proposed Development.

The proposed development relates to the provision of an additional c. 93. sq m of office space built at first floor level to retain the warehouse and storage facility for the original warehouse area.

There are no external changes to any of the unit . It remains unchanged.

No new service connections are required are required to the development.

Existing parking provision on site has proved adequate for the increased work force since the original unit was constructed sometime in the mid 2000s.

The increase in the office space is not to provide significant staff facilities but to provide more separate and individual spaces for staff members currently working and using the premises – there is no envisaged demand for additional car parking requirements. The proposal is a relatively small area of additional accommodation for an applicant/company which is trying to provide adequate and specific needs for its existing staff currently using the unit.

At present the operation requires a sizeable office area for design, customer support, on site support in the Dublin Area as well as warehouse, storage areas and employee facilities. These demands and requirements will be satisfied with the new proposed facilities should permission be granted.

Planning History

- Planning permission under Ref SD 04A/0135 was granted by South Dublin Council on the 8/6/2004 for a development as follows;
"3 blocks comprising of 3B new light industrial/Warehouse units with a total gross internal area of 8600sq m2 of which 1426 sq m2 will be ancillary office space, 226 car parking spaces, estate roads, landscaping , drainage , ESB substation and associated site works. "This is the original permission under which the business park was developed.
- **SD 04A/0350** -Permission granted at unit C2 for an additional 36 sqm2 of office space.
- **SD 05A/0073**-Permission granted at unit E20 for an increase in office area from 23sqm2 to 53sqm2 (130% increase).
- **SD 05A/0745**-Permission granted at unit F1 for new mezzanine floor of 20 sqm2 offices and 180sqm2 storage

- **SD 06A/0808**-Permission granted at the Heaton's Premises on the IDA Business Park Whitestown which is situated within a few hundred metres to the north west of Unit C1 for change of use of entire ground floor warehouse area to offices of 1060sq ms2 with new constructed offices to provide for 3785 sqm2 of offices compared to 2550 sqms2 in the original building. This approval effectively created a single purpose office building from a corporate HQ with warehouse and substantial offices
- **SD 10A/0215**-Permission granted at unit B12 for retention of mezzanine floor area for warehouse use.
- **SD12A/0224**-Permission granted on adjoining unit in Whitestown Industrial Estate for change of use of internal area to new first floor offices of 110 sqm2 together with new first floor windows on the eastern facade . *This scale of additional office space is similar to that proposed in this current application.*
- **SD17A/0148** Retention of an additional 113sq.m of offices and ancillary canteen, store, workshop and toilets totalling 38sq.m together with new windows to front facade all within the original building. *This scale of additional office space is similar to that proposed in this current application.*

South Dublin Development Plan 2016-2022

This Plan was adopted on the 10/6/2016. The zoning objective for the site and this business estate is EE "to provide for enterprise and employment related uses". Policy 4.3.3 of the current plan states that enterprise and employment zoned lands will accommodate low to medium intensity enterprise and employment uses.

Under this zoning objective offices up to 100 sqm2 are permitted while those between 100-1000 sq m2 are open for consideration. The current proposal at c.165 sqm2 is at the lower end range open for consideration and should merit favourable consideration. There will be no alterations to the external arrangement on site , and no impact on any neighbouring units will occur.

The accommodation will be seamlessly provided within the existing building fabric. The availability of sufficient on-site car parking and ease of access to public transport are other supporting factors.

Compliance with Development Plan Standards.

Table 11.23 of the Plan sets out the current parking standards for office and warehouse development there are two different ratings- For office the following rates apply.

Zone 1 -1 space per 50 sqm2 of office

Zone 2 -1 space per 75 sqm2 of office space.

The overall office space is circa 165 sq.m provided under this application – the requirements are as follows.

Zone 1 = $165 / 50 = 3.3$ spaces

Zone 2 = $165 / 75 = 2.2$ spaces

Therefore for offices it could be argued parking required is between 3.3 and 2.2 spaces

Warehouse space has not altered or changed

Zone 1 -1 space per 100 sqm² of office

Zone 2 -1 space per 200 sqm² of office space.

The overall Warehouse space is circa 207 sq.m provided under this application – the requirements are as follows.

Zone 1 = $207 / 100 = 2.07$ spaces

Zone 2 = $207 / 200 = 1.035$ spaces

Therefore, for Warehouse it could be argued parking required is between 2.07 and 1.035 spaces are required.

Overall Total required to Satisfy Parking Standards offices and warehousing

- The overall requirement for the new overall space of unit B12 for both office and warehouse is as follows

Zone 1 5.37 spaces

Zone 2 3.235 spaces

The unit currently has **Six** designated parking spaces which we believe satisfies the current development plan.

In relation to employee parking please note that there is excellent public transport in the area in relation to bus services and the Luas Line which terminates in the Town Centre a short walk to the north of the premises. Many of the employees live in nearby areas where public transport, cycling and walking are viable alternative modes of travelling to work.

We understand from the applicant Owen O Gorman (Crown Roofing), the current occupiers of the premises that parking for employees and customers has never been a problem in the past and that the current provision of 6 spaces is very adequate for their needs.

11.4.2 CAR PARKING STANDARDS

Tables 11.23 and 11.24 set out the Maximum Parking rates for non-residential and residential development. Parking rates are divided into two main categories:

- **Zone 1:** General rate applicable throughout the County.
- **Zone 2 (Non Residential):** More restrictive rates for application within town and village centres, within 800 metres of a Train or Luas station and within 400 metres of a high quality bus service (including proposed services that have proceeded to construction).
- **Zone 2 (Residential):** More restrictive rates for application within town and village centres, within 400 metres of a high quality public transport service ⁵ (includes a train station, Luas station or bus stop with a high quality service).

Table 11.23: Maximum Parking Rates (Non Residential)

CATEGORY	LAND USE	ZONE 1	ZONE 2
Accommodation⁶	Hotel ⁷	1 per bedroom	0.5 per bedroom
	Mobile Home Park ⁸	1 per unit	1 per unit
	Nursing Home, Retirement Home	1 per 4 residents	1 per 6 residents
	Student Accommodation	1 per 10 bed spaces	1 per 20 bed spaces
Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 25 sqm GFA	1 per 50 sqm GFA
	Place of worship	1 per 6 seats	1 per 12 seats
	Funeral Home	1 per 20 sqm GFA	1 per 20 sqm GFA
Education	College of Higher Education	1 per staff + 1 per 15 students	1 per 2 staff + 1 per 30 students
	Crèche School ⁹	1 per classroom	0.5 per classroom
Medical	Clinics and Group Practices	2 per consulting room	1.5 per consulting room
	Hospital	1 per 100 sqm GFA	1 per 150 sqm GFA
Retail and retail Service	Café Restaurant	1 per 15 sqm GFA	1 per 20 sqm GFA
	Bar Club ¹⁰	1 per 30 sqm	1 per 40 sqm
	Retail Convenience	1 per 15 sqm	1 per 25 sqm
	Retail Comparison	1 per 25 sqm	1 per 35 sqm
	Retail Warehousing	1 per 50 sqm	1 per 50 sqm
	Vehicle Service Station	1 per 250 GFA	1 per 250 GFA
Enterprise and Employment	Offices ¹¹	1 per 50 sqm GFA	1 per 75 sqm GFA
	Manufacturing		
	Warehousing	1 per 100 sqm GFA	1 per 200 sqm GFA

⁵ A high frequency route is where buses operate with a minimum 10 minute frequency at peak times and a 20 minute off-peak frequency.

⁶ Does not include dwellings.

⁷ Includes Motel, Motor Inn, Guest House, Bed and Breakfast. Does not include any Bars or Function rooms therein.

⁸ Includes Caravan Park, Holiday Park, Residential Mobile Home Park.

⁹ Includes Montessori, Primary Schools, Post Primary School.

¹⁰ Includes Dance Halls, Discotheques, Function room, Lounge, Private Dance Clubs and Night Club. Includes such uses when part of a hotel.

¹¹ Includes Office Based Industry, Science and Technology Based Enterprise, Business Park.

Car Parking Standards.

Appropriate Assessment

The premises and Business Park are not in or near a designated Natura 2000 site. Given the nature of the proposed development within an existing building and the relative distance to the nearest designated site the proposed development will not result in any negative or cumulative environmental impacts. Screening is not therefore required.

Planning Case for additional office accommodation

The proposed additional office space is of small scale and is appropriate in planning terms for a number of specific reasons:

Small scale offices such as these which are an integral part of the existing enterprise are permitted under the current development plan zoning objective for this business park. They are also at the lowest part of the range of office space (100-1000 sqm²) which are open for consideration under the zoning which applies to separate independent offices which is not the case in this application. The proposed office space is to compliment and improve existing office space – ie improving staff conditions and facilities for a growing enterprise which provides for substantial employment in and around the Dublin Area. As such they accord with the specific purpose and vision underpinning the subject zoning objective. We would point out multiple precedent for additional office space previously granted as precedent for the success of such an approach

The additional office accommodation can be serviced by on site car parking currently in control of the unit. The current parking provision complies with the requirements set out in the current Development Plan in respect of offices and warehousing. The premises are conveniently located to nearby bus routes and are within easy walking distance of Tallaght Town Centre - not all employees will drive.

The additional accommodation has been provided within the shell of the original structure which did not have to be extended. No alterations to the front facade need to be carried out and no impact on any adjacent units will occur. Strong precedent has been set for the granting of permission for this proposal. Similar applications have been granted and have not adversely affected the Business Park. Please refer to planning history above.

Should you require any further information or clarification of any drawings or the information submitted, please do not hesitate to contact us.

Yours sincerely,



Ian McAulay
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