

Full Planning Permission for new office floor space within an light industrial/warehousing unit and all associated site works.

for:

Emma O'Gorman Wall

at:

Unit B12, South Business Park, Killinarden Link Road, Whitestown Way,
Tallaght ,Dublin 24.

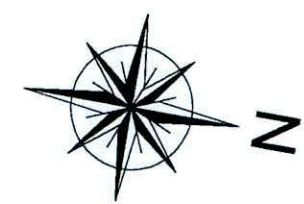
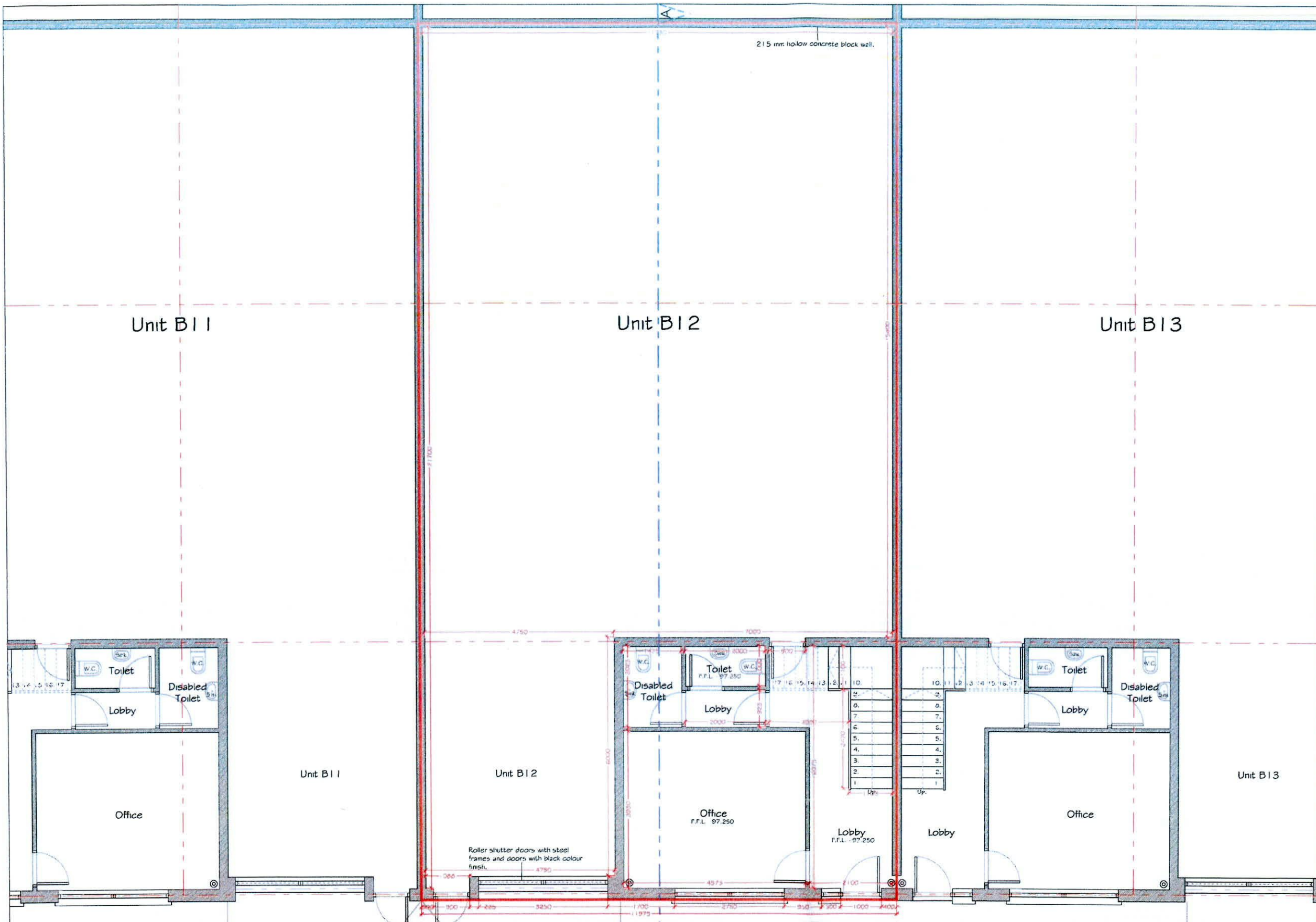
Prepared by:

McAulayRice Architects Ltd.



Green Tree House, Fitzwilliam Square, Wicklow
T: + 353 (0)404 62178 E: ianm@mcaulayrice.ie / E: susanr@mcaulayrice.ie

FOR PLANNING PURPOSES ONLY



- HATCHED GREY - EXISTING WALLS
- SOLID RED LINE - SITE BOUNDARY

CHECK ALL EXISTING LEVELS ON SITE BEFORE COMMENCING WORKS. IF DISCREPANCIES OCCUR CONTACT THE ARCHITECT IMMEDIATELY.

These drawings are intended for planning purposes and not for construction/pricing purposes. All structural elements inc. Roofing members should be sized accordingly before starting on site and read in conjunction with any engineers drawings. It is also advisable to inspect any Ex. drainage system before starting on site.

All works to be in accordance with the current building regulations (in particular part m and new insulation regulations) and in compliance with NHBGS guide.

Use figured dimensions only, do not scale from drawing. All dimensions to be checked on site by main contractor before any manufacturers drawings are produced/building works commences. Should any discrepancies occur contact the architect immediately.

All propriety items, materials, etc. To be used in strict accordance with manufacturers instructions and details.

DATE : 25/10/19 REVISION: BY:



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Tel / Mob : 086 857 5383 / 0404 62178
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All drawings are copyright.

CLIENT :
Emma O'Gorman Wall

PROJECT TITLE :
PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL WAREHOUSING UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN DUBLIN 24

DRAWING TITLE :
EXISTING GROUND FLOOR PLANS

DRAWN BY: Ian McAulay CHECKED BY: Ian McAulay

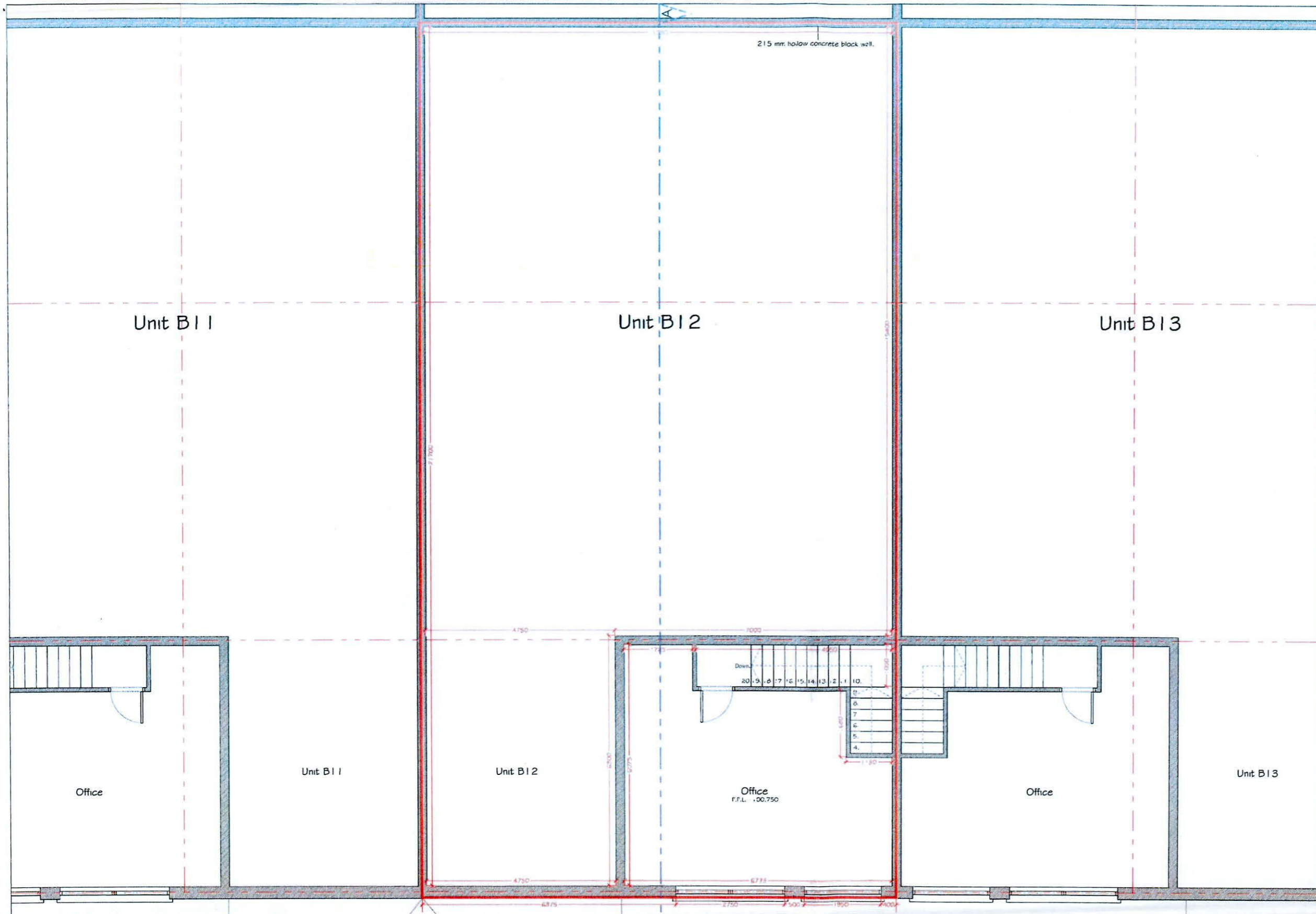
SCALE : 1 : 100 REV.

EXISTING GROUND FLOOR PLANS SCALE 1:100

Existing Ground Floor Area : 246.74 m2
Existing Upper Floor Area : 35.13 m2
Existing Total Area : 281.87 m2

FOR PLANNING PURPOSES ONLY





HATCHED GREY - EXISTING WALLS
SOLID RED LINE - SITE BOUNDARY

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DATE: 25/10/19 REVISION: BY:



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CLIENT:
 Owen O'Gorman

PROJECT TITLE:
 PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING COMMERCIAL UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE:
 EXISTING UPPER FLOOR PLANS

DRAWN BY: Ian McAulay CHECKED BY: Ian McAulay
 SCALE: 1:100 JUNE 2022

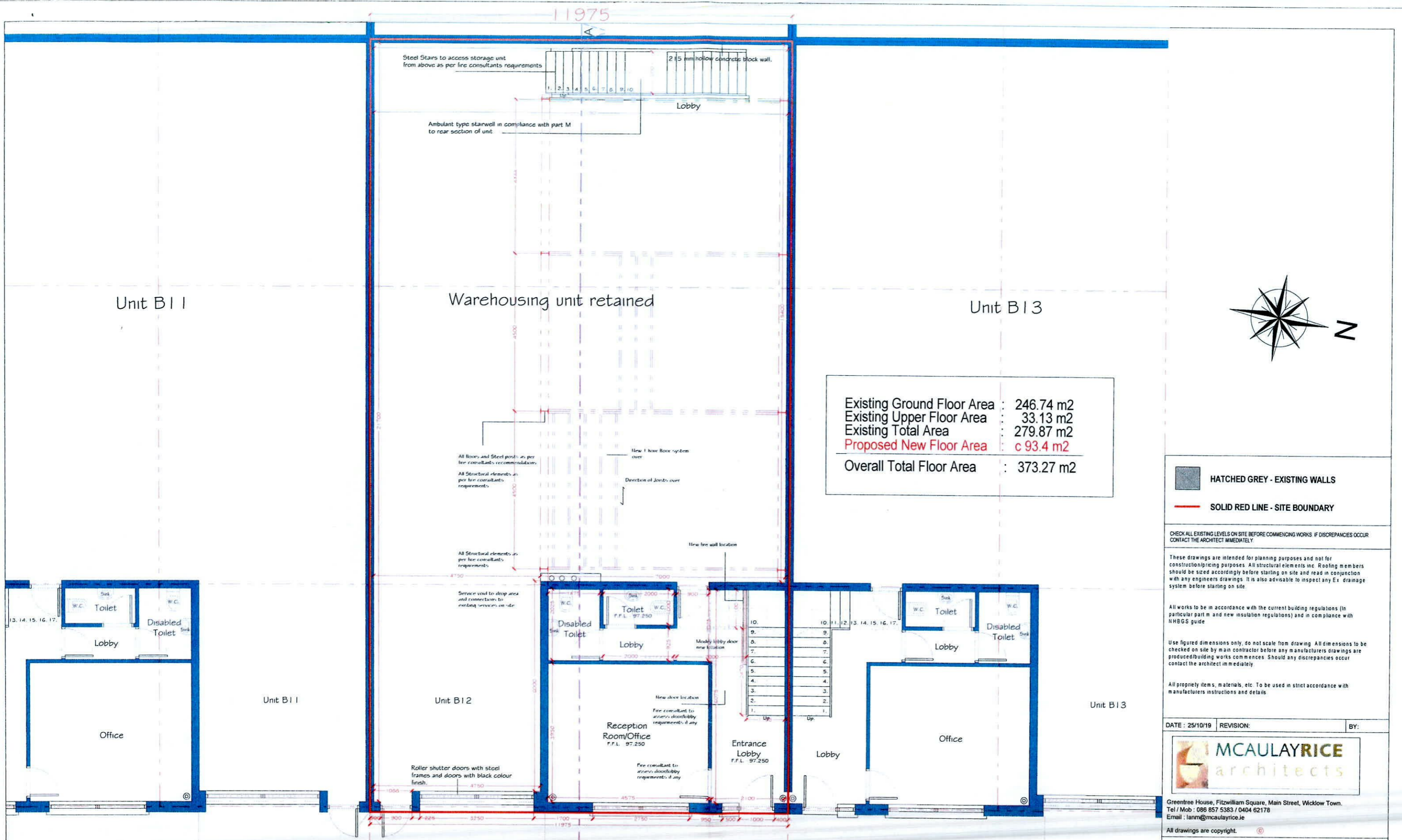
2230 / PP / 201 REV.

EXISTING UPPER FLOOR PLANS SCALE 1:100



Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 35.13 m²
 Existing Total Area : 281.87 m²

FOR PLANNING PURPOSES ONLY





Existing Ground Floor Area	: 246.74 m ²
Existing Upper Floor Area	: 33.13 m ²
Existing Total Area	: 279.87 m ²
Proposed New Floor Area	: c 93.4 m ²
Overall Total Floor Area	: 373.27 m ²

 HATCHED GREY - EXISTING WALLS
 SOLID RED LINE - SITE BOUNDARY

CHECK ALL EXISTING LEVELS ON SITE BEFORE COMMENCING WORKS. IF DISCREPANCIES OCCUR CONTACT THE ARCHITECT IMMEDIATELY.

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CLIENT :
Emma O'Gorman Wall

PROJECT TITLE :
PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL WAREHOUSING UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE :
PROPOSED GROUND FLOOR PLANS

DRAWN BY : Ian McAulay CHECKED BY : Ian McAulay

SCALE : 1 : 100 SEPTEMBER 2022


2230 / PP / 202 REV.

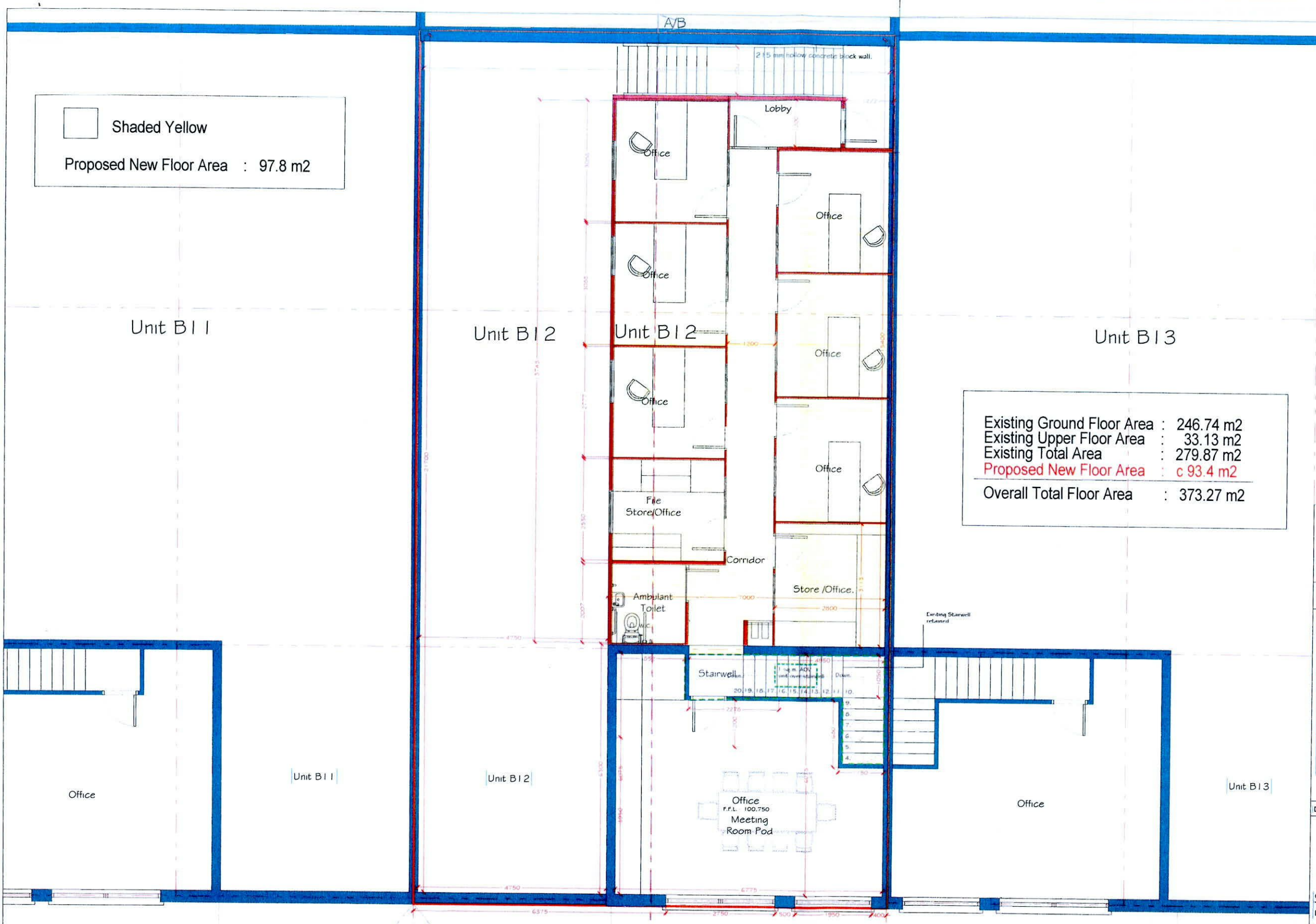
PROPOSED GROUND FLOOR PLANS SCALE 1:100

Option 1- Fire consultant to assess



FOR PLANNING PURPOSES ONLY



 Shaded Yellow
 Proposed New Floor Area : 97.8 m2



Existing Ground Floor Area : 246.74 m2
 Existing Upper Floor Area : 33.13 m2
 Existing Total Area : 279.87 m2
Proposed New Floor Area : c 93.4 m2
 Overall Total Floor Area : 373.27 m2

 HATCHED GREY - EXISTING WALLS
 SOLID RED LINE - SITE BOUNDARY

CHECK ALL EXISTING LEVELS ON SITE BEFORE COMMENCING WORKS. IF DISCREPANCIES OCCUR CONTACT THE ARCHITECT IMMEDIATELY.

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Use figured dimensions only do not scale from drawing. All dimensions to be checked on site by main contractor before any manufacturers drawings are produced/building works commences. Should any discrepancies occur contact the architect immediately.

All propriety items, materials, etc. To be used in strict accordance with manufacturers instructions and details.

DATE : 25/10/19 REVISION: BY:



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CLIENT :
 Emma O'Gormari Wall

PROJECT TITLE :
 PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL WAREHOUSING UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE :
PROPOSED UPPER FLOOR PLANS

DRAWN BY: Ian McAulay CHECKED BY: Ian McAulay
 SCALE : 1 : 100 SEPTEMBER 2022

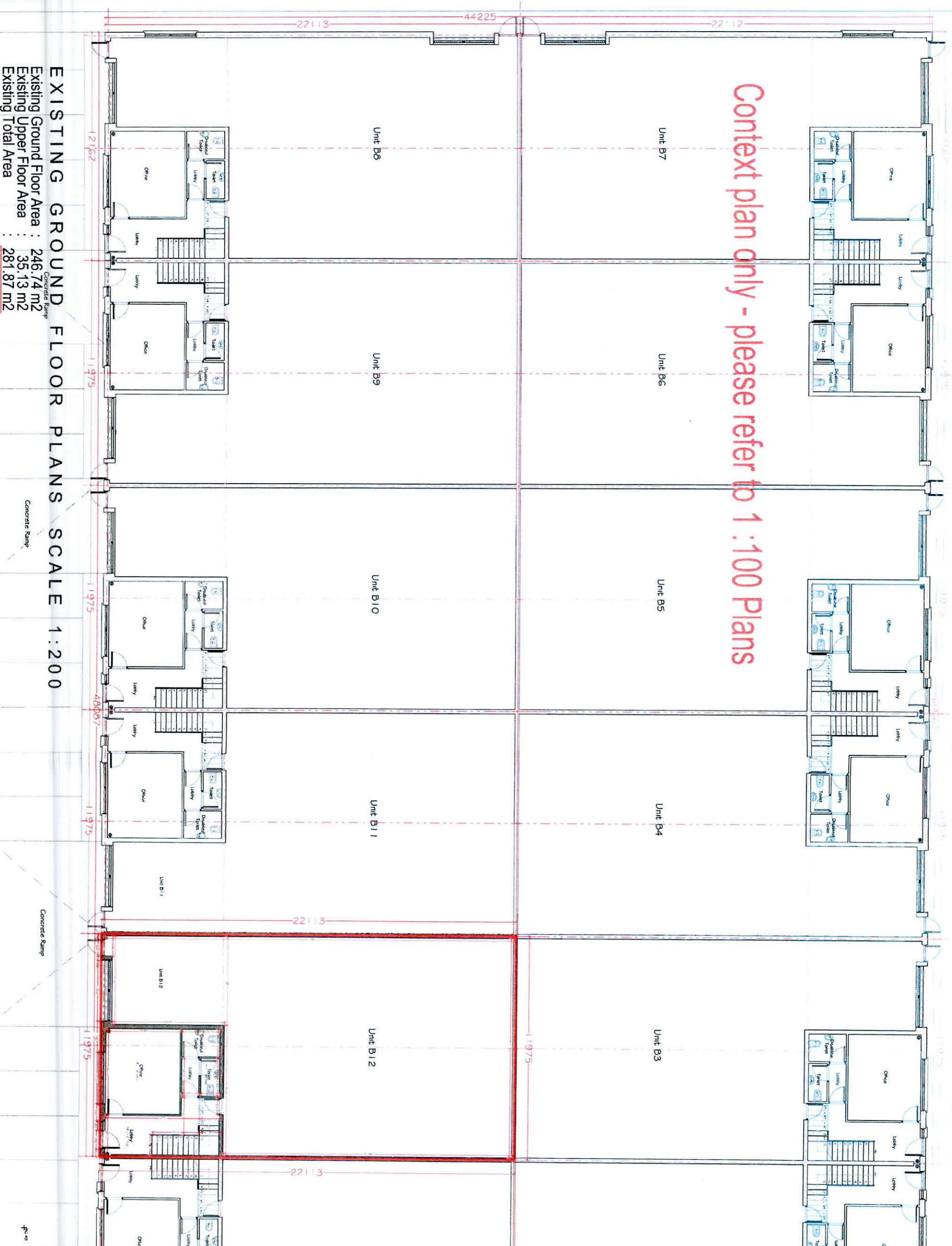
2030 / PP / 203 REV:

PROPOSED UPPER FLOOR PLANS SCALE 1:100

FOR PLANNING PURPOSES ONLY



Context plan only - please refer to 1:100 Plans



EXISTING GROUND FLOOR PLANS SCALE 1:200

Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 35.13 m²
 Existing Total Area : 281.87 m²

- Hatched Blue - Existing Walls
- Solid Red Line - Site Boundary
- Existing Screening
- Proposed Screening / Planting
- Foul sewer run
- Storm drainage run



- HATCHED BLUE - EXISTING WALLS
- SOLID RED LINE - SITE BOUNDARY

CHECK ALL DIMENSIONS AND REFER TO COMMERCIAL WORKS PRACTICES CODE OF PRACTICE FOR ARCHITECTURAL DRAWINGS.

These drawings are intended for planning purposes and not for construction. They are based on site and aerial photographs and should be checked on site by main contractor before any construction work commences. It is also advisable to inspect any drainage system before starting on site.

All works to be in accordance with the current building regulations (in particular part M and new installation regulations) and in compliance with NIBRES guide.

Use square dimensions only, do not scale from drawing. All dimensions to be checked on site by main contractor before any construction work commences. Should any discrepancies occur contact the architect immediately.

All property items, materials, etc. To be used in strict accordance with manufacturers instructions and details.

DATE: 28/10/19 REVISION: BY:

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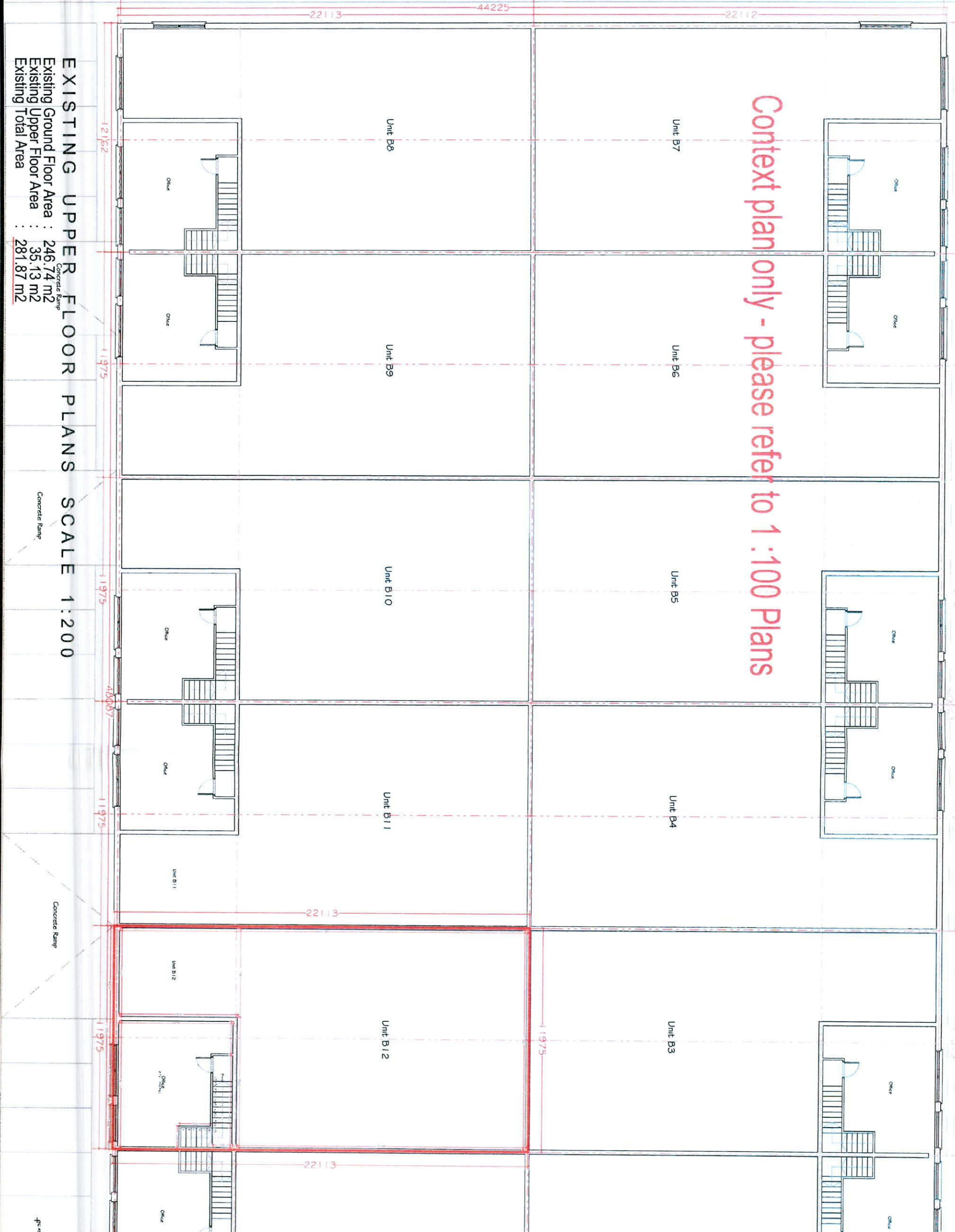
CLIENT: Emma O'Donnell Wall

PROJECT TITLE: PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL WAREHOUSING UNIT AND ALL ASSOCIATED SITE WORKS AT UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE: EXISTING GROUND FLOOR PLANS

DRAWN BY: Ian McAulvey	CHECKED BY: Ian McAulvey
SCALE: 1:200	September 2022
2020 / PP / 204	REV

Context plan only - please refer to 1:100 Plans



EXISTING UPPER FLOOR PLANS
 Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 35.13 m²
 Existing Total Area : 281.87 m²

SCALE 1:200

- Hatched Blue - Existing Works
- Solid Red Line - Site Boundary
- Existing Screening
- Proposed Screening / Planting
- Foul sewer run
- Storm drainage run



HAATCHED BLUE - EXISTING WALLS
SOLID RED LINE - SITE BOUNDARY

CHECK ALL EXISTING DIMENSIONS ON SITE BEFORE COMMENCING WORKS. DISCREPANCIES OCCUR CONTACT THE ARCHITECT IMMEDIATELY.

These drawings are intended for planning purposes and not for construction purposes. All construction should be checked against the relevant building regulations and any engineers drawings. It is also advisable to inspect any Ex. drainage system before starting on site.

All works to be in accordance with the current building regulations (in particular part m and new insulation regulations) and in compliance with NRDSS guide.

Use figured dimensions only, do not scale from drawing. All dimensions to be checked on site by main contractor before any manufacturer's drawings are produced/building works commence. Should any discrepancies occur contact the architect immediately.

All proprietary items, materials, etc. To be used in strict accordance with manufacturer's instructions and details.



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CLIENT:
 Emma O'Gorman Wall

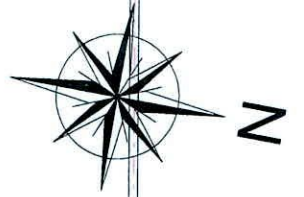
PROJECT TITLE:
 PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL BUILDING (FORMER UNIT 7) AND ALL ASSOCIATED SITE WORKS AT UNIT 12, SOUTH BUSINESS PARK, OLD BRNVA, DUBLIN 24

DRAWING TITLE:
 EXISTING GROUND FLOOR PLANS

DRAWN BY: Ian McAulay
 CHECKED BY: Ian McAulay
 SCALE: 1:200
 DATE: 29/10/19
 REVISION:
 BY:

Hatched Blue - Existing Walls
 Solid Red Line - Site Boundary
 Existing Screening
 Proposed Screening / Planting
 Foul sewer run
 Storm drainage run

Context plan only - please refer to 1:100 Plans



Option 2 - ground floor alteration due to possible lobby

HATCHED BLUE - EXISTING WALLS
 SOLID RED LINE - SITE BOUNDARY

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DATE: 29/10/19 REVISION: BY:



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CLIENT :
 Emma O'Gorman Wall

PROJECT TITLE :
 PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL WAREHOUSING UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE :
 PROPOSED GROUND FLOOR PLANS

DRAWN BY : Ian McAulay CHECKED BY : Ian McAulay

SCALE : 1 : 200 SEPTEMBER 2022

2030 / PP / 206 REV.

Proposed New Floor Area : 97.8 m²

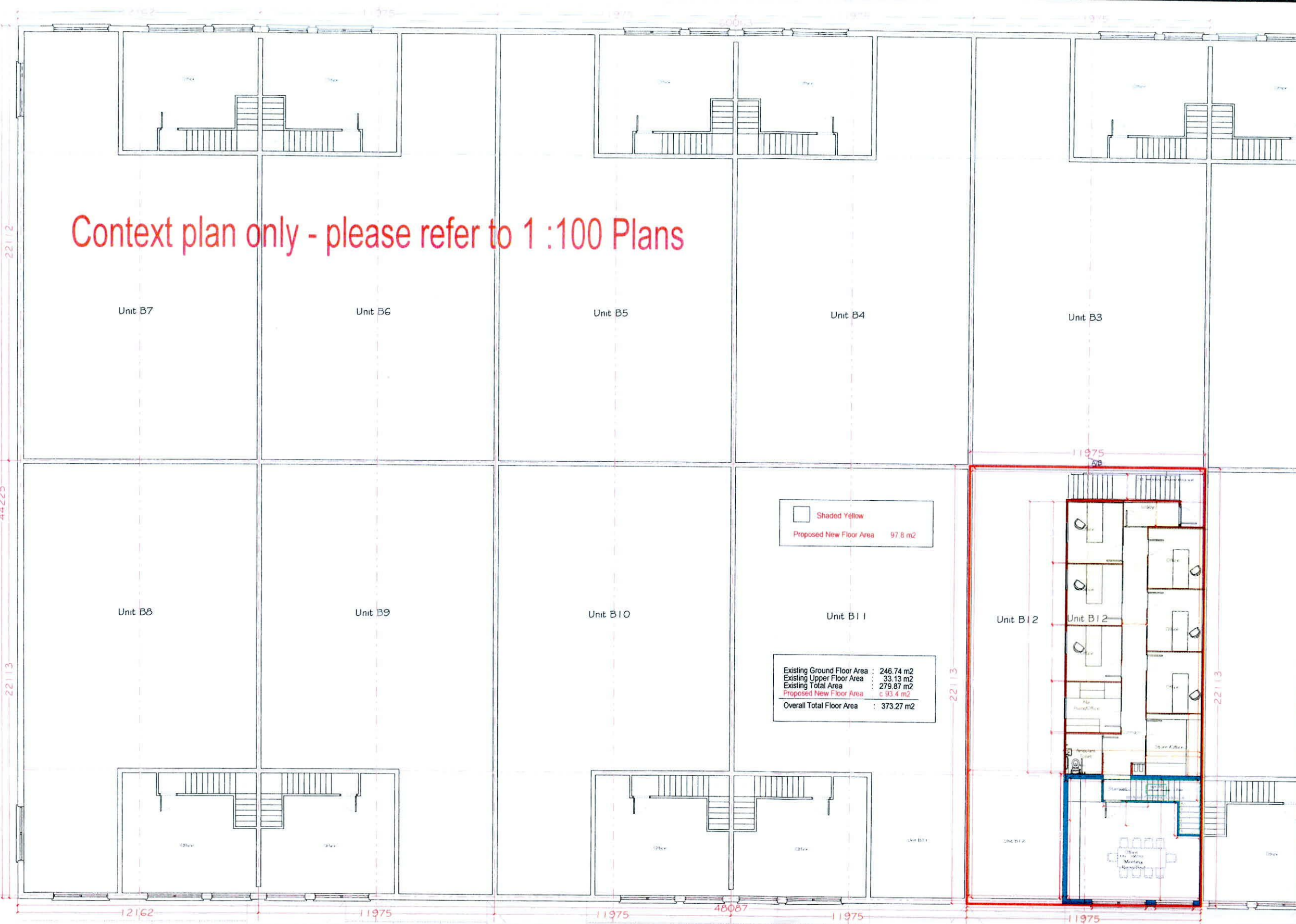
Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 33.13 m²
 Existing Total Area : 279.87 m²
 Proposed New Floor Area : 97.8 m²
 Overall Total Floor Area : 373.27 m²

EXISTING GROUND FLOOR PLANS SCALE 1:200







Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 35.13 m²
 Existing Total Area : 281.87 m²

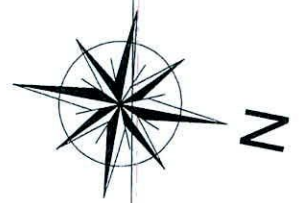
FOR PLANNING PURPOSES ONLY






Context plan only - please refer to 1:100 Plans

-  Hatched Blue - Existing Works
-  Solid Red Line - Site Boundary
-  Existing Screening
-  Proposed Screening / Planting
-  Foul sewer run
-  Storm drainage run



 Shaded Yellow
Proposed New Floor Area : 97.8 m²

Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 33.13 m²
 Existing Total Area : 279.87 m²
 Proposed New Floor Area : 97.8 m²
 Overall Total Floor Area : 373.27 m²

-  HATCHED BLUE - EXISTING WALLS
-  SOLID RED LINE - SITE BOUNDARY

CHECK ALL EXISTING LEVELS ON SITE BEFORE COMMENCING WORKS. IF DISCREPANCIES OCCUR CONTACT THE ARCHITECT IMMEDIATELY.

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CLIENT :
 Emma O'Gorman Wall

PROJECT TITLE :
 PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING LIGHT INDUSTRIAL WAREHOUSING UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE :
 PROPOSED UPPER FLOOR PLANS

DRAWN BY: Ian McAulay CHECKED BY: Ian McAulay

SCALE : 1 : 200 September 2022

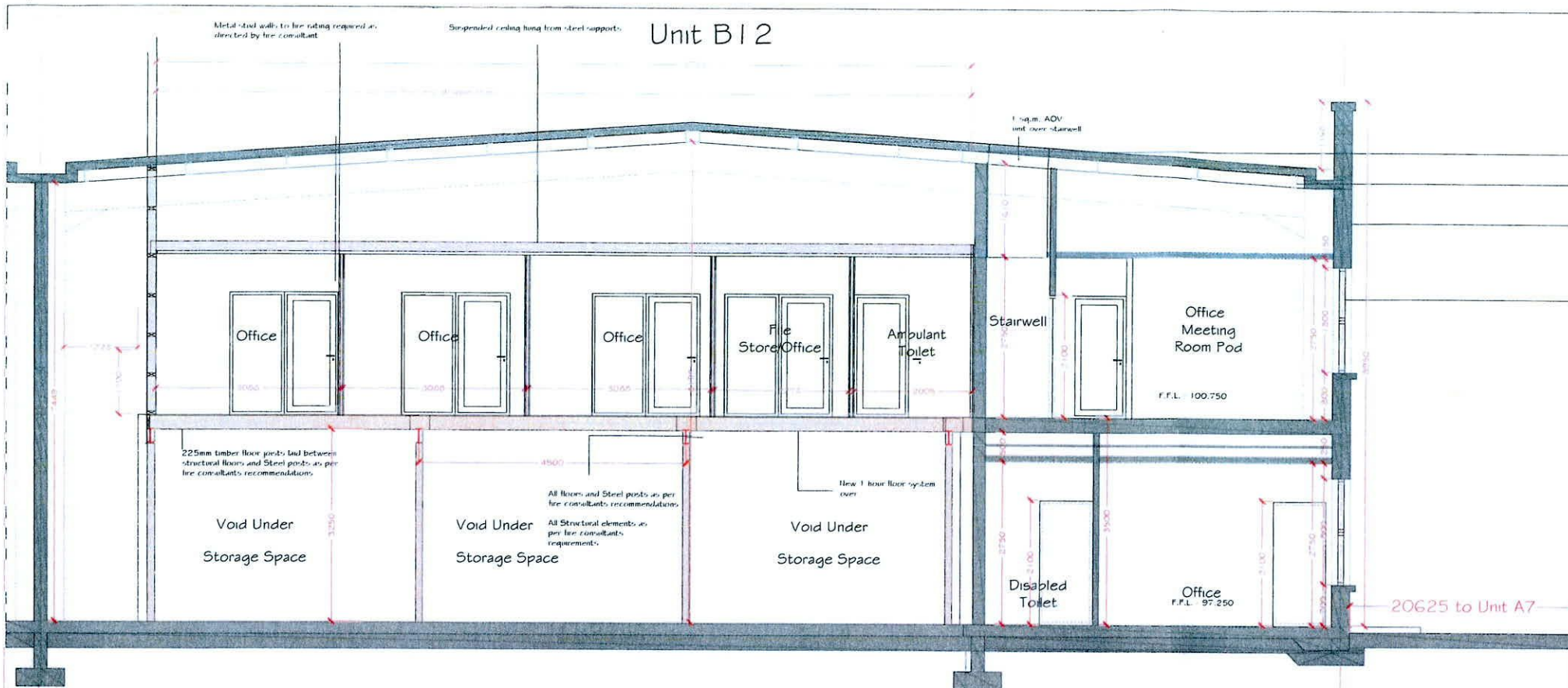
2030 / PP / 207 REV.

PROPOSED UPPER FLOOR PLANS SCALE 1:200

Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 35.13 m²
 Existing Total Area : 281.87 m²



FOR PLANNING PURPOSES ONLY

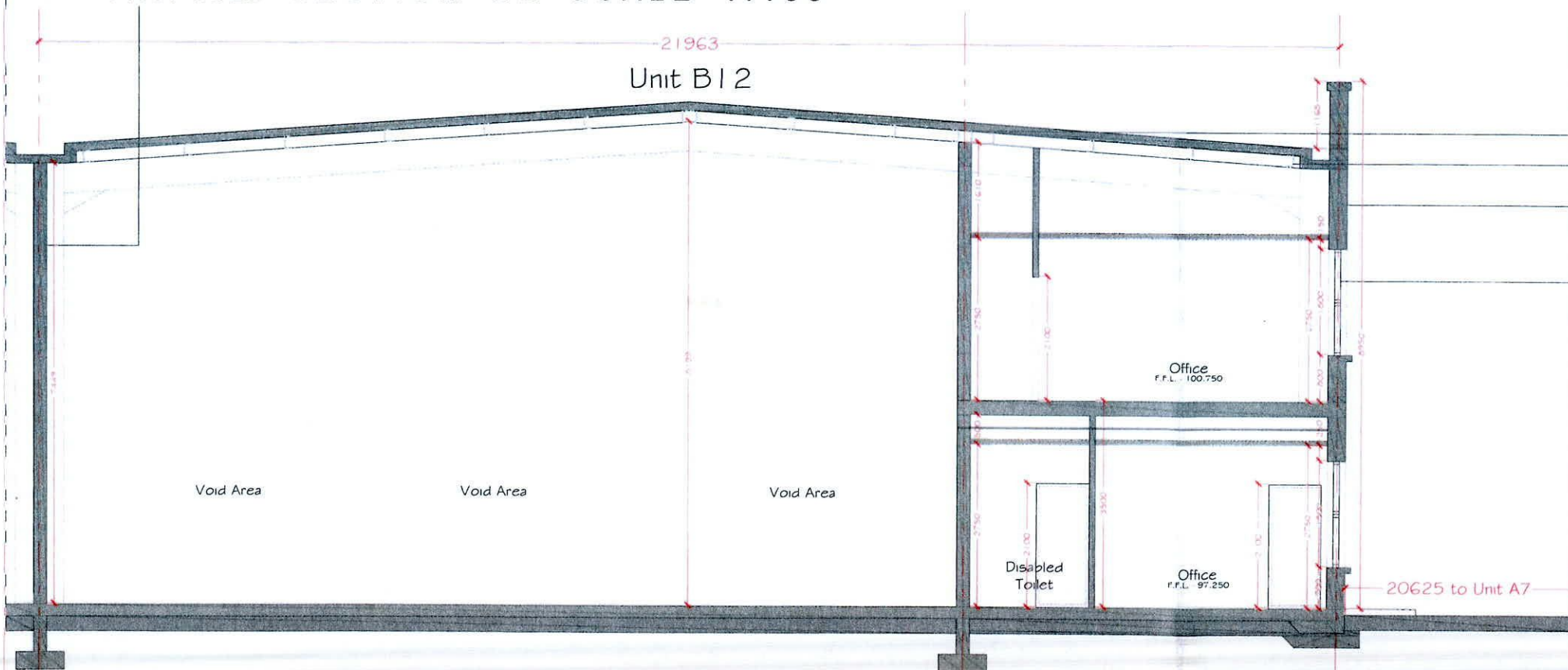


PROPOSED SECTION B-B SCALE 1:100

 Shaded Yellow
 Proposed New Floor Area : 93.4 m²



Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 33.13 m²
 Existing Total Area : 279.87 m²
 Proposed New Floor Area : c 93.4 m²
 Overall Total Floor Area : 373.27 m²

ENERGY REQUIREMENTS
 ALL ELEMENTS TO MEET MIN U-VALUES AS SET IN CURRENT BUILDING REGULATIONS
 TGD PART L AND TO CLIENTS DESIRED ENERGY RATING
 BEST PRACTICE SUSTAINABLE PRINCIPLES / MATERIALS TO BE USED WITH RENEWABLE
 ENERGY SOURCES INCORPORATED AS PART OF THE DESIGN
 PROVISIONAL BER ASSESSMENT TO BE CARRIED OUT PRIOR TO COMMENCEMENT OF
 WORKS ON SITE



EXISTING SECTION AA SCALE 1:100

Existing Ground Floor Area : 246.74 m²
 Existing Upper Floor Area : 35.13 m²
 Existing Total Area : 281.87 m²

 HATCHED GREY - EXISTING WALLS
 SOLID RED LINE - SITE BOUNDARY

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DATE : 31/10/19 REVISION: BY:



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All drawings are copyright. ©

CLIENT : Owen O'Gorman

PROJECT TITLE : PLANNING PERMISSION FOR NEW OFFICE SPACE TO EXISTING COMMERCIAL UNIT AND ALL ASSOCIATED SITE WORKS AT, UNIT 12, SOUTH BUSINESS PARK, OLD BAWN, DUBLIN 24

DRAWING TITLE : EXISTING ELEVATION & SECTION AA

DRAWN BY: Ian McAulay CHECKED BY: Ian McAulay
 SCALE : 1 : 100 JUNE 2022

2230 / PP / 300 & 400 REV.

WE RECOMMEND THAT AN ENGINEER IS EMPLOYED FOR THIS PROJECT AND ALL STRUCTURAL DETAILS AND SPECIFICATIONS ARE AVAILABLE BEFORE ANY WORKS COMMENCE ON SITE
 ALL WORKS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (IN PARTICULAR PART M AND PART L) AND IN COMPLIANCE WITH NHBGS GUIDE
 USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE INCLUDING ALL LEVELS BY MAIN CONTRACTOR BEFORE ANY MANUFACTURERS DRAWINGS ARE PRODUCED / BUILDING WORKS COMMENCES. SHOULD ANY DISCREPANCIES OCCUR CONTACT ARCHITECT IMMEDIATELY
 ALL PROPRIETY ITEMS, MATERIALS, ETC. TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND DETAILS
 THE APPLICANT SHOULD AIM TO ACHIEVE AN A2 ENERGY RATING, OR BETTER, FOR THIS DWELLING



FOR PLANNING PURPOSES ONLY