

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

3rd October 2022

Re: SOUTH DUBLIN COUNTY COUNCIL Jogor Point Ltd, applies for Planning Permission at Lands to the south side of Lucan Road, Ballydowd and abutting Hermitage Gardens, Lucan, Co Dublin . The development will consist of: The construction of a) a metal clad single-storey warehouse, of 3072 sqm, 13.58m high to parapet at front and part of the sides, and 10.4m high to eaves and 12.9m high to the ridge at part of sides and rear; b) a single storey 2.9m high ESB substation of 14sqm ; c) the widening of the existing vehicular/cycle entrance to The Foxhunter Public House , and the forming of a new vehicular/cycle exit to the north west corner of the site; d) the formation of pedestrian/cycle gate to Hermitage Gardens and pedestrian gate to Lucan Road, e) internal roads and pathways and all associated hard and soft landscaping, f) foul and surface drainage, including attenuation tanks; g) 18 no. carparking spaces and 16 no. bicycle spaces.

Dear Sir or Madam

On behalf of our client, we wish to apply for the above development. The proposal is for a strategically placed warehouse which would suit, for example, a large manufacturer who would have a requirement to house spare parts for plant or machinery which is located in a number of different locations around the country. The location close to Dublin Port, the M50 and all the radial routes from Dublin is ideal for such distribution and the rapid delivery of parts which are urgently required elsewhere.

The building is designed to optimise the use of this important site, located near a national route, but – critically – not actually accessed off the main carriageway. The site was relatively recently re-designated as a Zone for “Retail Warehousing”, having been previously zoned for Residential use. Retail Warehousing is a zone under which ordinary warehouse use is permissible.

In fact, we do not consider the site suitable for retail warehousing, due to its limited size and the necessity to have approximately a 50:50 ratio of building to car-parking in typical retail warehousing. This ratio would have the dual effect of limiting the size of the warehouse to less than c.2000sqm, and necessitating the provision of c.2000sqm of car parking equivalent to about 80 cars. In retail, each visitor typically uses a

car-space for less than one hour, with perhaps as many as eight visitors per day, per space. Thus, each space might equate to as many as 16 car movements per day, equivalent to nearly 1300 movements per day for the whole site. In addition, retail warehouses are required to be stocked much more frequently and with larger volumes of goods than the parts distribution warehouse which is proposed, necessitating a much greater volume of Heavy Goods Vehicle (HGV) traffic.

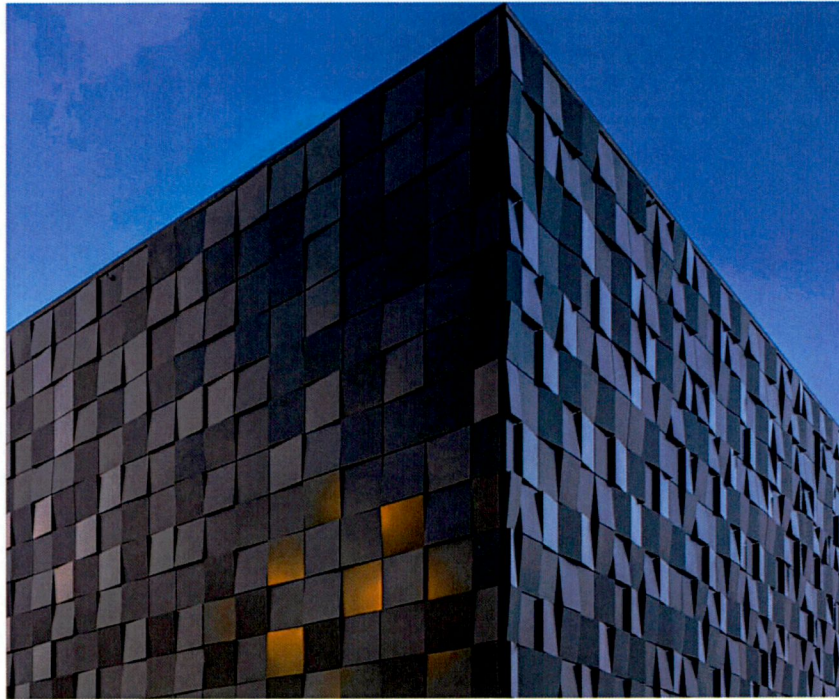


Typical Retail Warehouse (Woodies – outlined in green) and Subject Site, outlined in Red

A typical parts distribution warehouse, on the other hand, might have a very small number of staff, typically less than ten, and would rarely have other visitors.

Design

The building is of an efficient design of steel portal frame, with steel cladding. To the front and part of the sides, the cladding is proposed to be an interesting three-dimensional system which will give a sense of style and drama to an otherwise utilitarian building.



Kingspan panelling

The south and west facades will be plainer, but also of low-maintenance, durable steel cladding, and will be screened by the existing tall hedgerow of deciduous trees.

The building is well set back from the west and southern boundaries which adjoin residential developments, and as the proposed building is north of Hermitage Gardens, no significant over-shadowing will occur. As there are no windows, the development will not give rise to any overlooking.

A small portion of the redlined area is in the ownership of the adjoining owner, Fox Connect Ltd, which has consented to this submission of this application. This is necessary in order to facilitate the very slight widening of the shared site entrance.

Drainage

Our client's Consultants, J J Campbell, Engineers, have prepared a drainage design which forms part of this application. Drainage will be to the existing public sewer but rainwater will be attenuated by underground storage tanks.

Waste

No waste will be generated by the facility other than cardboard waste and a minuscule quantity of canteen waste. Cardboard will be packaged within the facility and removed off site for recycling and "domestic waste" will be stored within the building and collected weekly by contractors.

Boundary Treatment

It is proposed to retain the existing south and west boundaries, and to substantially retain the north boundary except for some minor realignment of the low wall near the new western exit. There will be no eastern boundary fence or wall.

Signage

The name "Ballydowd Warehouse" is shown indicatively. No other signage is proposed for the building and any that is required would be the subject of a subsequent planning application.

Traffic


Our client's consultants, NRB, have prepared a report dealing with traffic related matters, which forms part of this application. There will be no vehicular access off Hermitage Gardens, only pedestrian and cycle access. The site entrance and exit will be shared with the operators of the adjoining public house. Vehicular traffic will be routed around the east, south and west sides of the warehouse, exiting the site at its north-west corner.

Conclusion

The proposed warehouse is in compliance with the zoning of the site, makes appropriate use of the scarce and valuable resource that is urban land, is well served by road transport, public transport and cycle lanes, and will have little impact in terms of noise, traffic, over-shadowing or overlooking on the receiving environment. Its impact on the drainage system will also be negligible (over half the site is currently hard surfaced.)

The proposal will create beneficial economic activity, generating commerce, taxes and rates, and will make efficient use of otherwise sterile land.

For this reason, we ask the council to grant permission.



Garrett O'Neill
Architect

FOX CONNECT LIMITED

30th September 2022.

Re: Proposed Warehouse Development at Ballydowd, Lucan, Co. Dublin.

To whom it concerns,

I confirm I have reviewed the architectural plans as prepared by CONA architects for proposed works at Ballydowd, Lucan, Co. Dublin. I confirm the area marked in pink on the relevant map is in the ownership of Foxconnect Ltd., as stated thereon.

With the delegated authority vested in me as Director, I hereby provide consent to Jogor Point Ltd for all relevant works required for their forthcoming planning application.

Yours sincerely,



Lisa Rocca (Director)