

**Register Reference:** SD22A/0366 **Date:** 25-Oct-2022  
**Development:** Demolition of the existing warehouse and ancillary office space (c. 459sq.m) and 2 curtain sided storage racks (c. 46sq.m) and the provision of a new warehouse with ancillary office space (c. 746sq.m) and associated development; The proposed warehouse will have a maximum height of c. 11.15 metres; Minor repositioning of an internal gate; The rearrangement of the car parking spaces comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space); Bicycle parking; The provision of a sectional door on the north-east elevation; External signage; Rooflights; Lighting; Boundary treatments and all associated site development works above and below ground.  
**Location:** SD22A0366 - John F Kennedy Road, John F Kennedy Industrial Estate, Dublin 12, D12 CF34  
**Applicant:** JFK Environmental Limited  
**App. Type:** Permission  
**Planning Officer:** EVAN WALSH  
**Date Recd:** 22-Sep-2022  
**Decision Due Date:** 16-Nov-2022

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*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:**

- **Demolition of the existing warehouse** and ancillary office space (c. 459sq.m) and 2 curtain sided storage racks (c. 46sq.m) and the
- **Provision of a new warehouse** with ancillary office space (c. 746sq.m) and associated development
- The proposed warehouse will have a maximum height of c. 11.15 metres
- Minor repositioning of an **internal gate**
- The **rearrangement of the car parking spaces** comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space)
- **Bicycle parking**
- The provision of a sectional door on the north-east elevation
- **External signage**
- Rooflights; Lighting; Boundary treatments and
- All associated **site development works** above and below ground.

### **Access & Roads Layout:**

There are no amendments proposed to the 2no existing entrances on JFK Drive.

Zone 1 (as LUAS in excess of 900m walking distance from subject site).

### **Parking**

To be in line with CDP 2022-2028, tables 12.23 & 12.25

Car parking: Max rate for warehouse is 1 per 100 sq m; therefore 746 sq m equates to maximum 8no spaces (7no proposed a reduction of 3no).

Bicycle parking: Min rate for warehouse is 1 per 200 sq m; therefore 746 sq m equates to a minimum of 4no spaces (4no proposed).

Min 5% of spaces to be provided for mobility impaired which will equate to 1no space (this is provided).

Min 20% of spaces to be equipped with and EV charging point (no provision).

100% of spaces to be ducted so that all spaces can be converted to EV charging points when required in the future.

### **Emergency Vehicles, Bin Trucks & Large Trucks entering rear of site**

AutoTRAK analysis to be provided re the access/egress of emergency vehicles and refuse trucks to the site.

### **Roads recommend that additional information be requested from the applicant:**

1. The applicant to provide a CWDMP (Construction Waste & Demolition Management Plan).
2. The applicant to provide a CTMP (Construction Traffic MGMT Plan).
3. The applicant to provide a revised drawing showing EV charging spaces as per CDP 2022-28.
4. AutoTRAK analysis to be provided re the access/egress of emergency vehicles and refuse trucks to the site.

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

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. The vehicular access point shall not exceed the current widths.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.