

EMD Architects

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TITLE	Proposed Temporary Display Building at Airton Road, Tallaght
CLIENT	Fort Motors Ltd
REPORT	Planning Report
DATE	October 2022

1. Applicant

The applicant for this proposal is Fort Motors Ltd, a company which has a long-standing association with the motor business and who own and operate a number of dealerships in the Dublin area.

2. Site

The site, which has an area of 0.509h, has been under the ownership of Fort Motors Ltd since 2015. It was part of the old APW Facility, parts of which have since been redeveloped as a Retail Park and an office development.

The site is bounded by Airton Road to the south, by a Retail Park (under the ownership of Harvey Norman) to the North, an unoccupied office block to the east and by Tadg Riordan Motors Toyota to the west.

The main entrance to the site will be via the existing gateway on Airton Road.

3. Proposal Generally

This proposal is for the display and sales of commercial vehicles with the erection of a single storey prefabricated temporary building for display of commercial vehicles, and 6no. flag poles. The building/display area will remain on site for a period of 36 months

4. Business as Proposed

The business as proposed is for the temporary display and sale of commercial vehicles.

5. Design Concept

The prefabricated building is designed by a temporary building specialist, who will be responsible for the erection of the building and for its dismantling and removal from site, after expiration of the planning permission.

6. Boundary Treatment

The existing boundary fence comprising of a 2.4mt high metal fence on a 400mm high plastered block wall on low wall is to be retained in position.

7. Drainage

The site which is presently used for the storage of vehicles is surfaced with loose gravel/hardcore and is self draining and there is no proposal to provide new drainage. Rainwater from the roof of the proposed temporary building will be diverted into sumps formed in the ground with soakaways to be sized in accordance with BRE Digest.

8. Schedule of Areas (proposed)

Proposed prefabricated building	295 m ²
Site area	5096 m ²
Pylon sign (double sided)	25m ²

9. Schedule of Fee

Class 4 295m ² @ € 3.60	€ 1062.00
Class 13 Flag poles	€ 80.00

Total planning fee	€1,142.00

10. Schedule of Drawings

Architect		
Site location map	1/1000	2758-PA-01
Site plan	1/200	2758-PA-02/A
Plans, elevations and section	1/100	2758-PA-03/A
Engineer(Drainage)		
Typical sections	1/50	17163-400
Site services layout	1/200	17163-500
Layout plan details	1/50	17163-501
BRE Report		