

**Register Reference:** SD22A/0391 **Date:** 08-Nov-2022  
**Development:** Two storey extension to rear of existing building to accommodate additional vehicle service bays on the ground floor and additional office space and ancillary accommodation on the first floor.  
**Location:** SD22A0391 - M50 Business Park, Ballymount Industrial Estate, Dublin 12  
**Applicant:** Pilsen Auto Ltd  
**App. Type:** Permission  
**Planning Officer:** CAITLIN O'SHEA  
**Date Recd:** 13-Oct-2022  
**Decision Due Date:** 07-Dec-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:**

- Two storey extension to rear of existing building to accommodate additional vehicle service bays on the ground floor and additional office space and ancillary accommodation on the first floor

### **Carparking**

The current dealership has a provision of 61no car park spaces and under the proposed works it seems that this provision will remain the same (with 16no spaces being moved to the NW of the site). 17 of the 61 spaces are allocated for staff parking.

GFA will reach 1908 m<sup>2</sup> after proposed works are completed

390m<sup>2</sup> of new office space will require 8 spaces (1 per 50 sq m)

1500m<sup>2</sup> of vehicle service station will require 6 spaces (1 per 250 sq m)

14 required, 17 proposed.

### **Bicycle Parking**

A provision of 1 bicycle stand for every 5 staff must be made.

Only 3no bicycle spaces are proposed.

Applicant to submit staff numbers and a rationale for the number of bicycle spaces to be provided. All bicycle parking spaces must be covered.

### **No Roads objections subject to the following conditions:**

1. Applicant to submit a revised layout showing additional bicycle spaces as per SDCC County Development Plan 2022-28, Table 12.23; and to be accompanied by a rationale explaining the calculations used.