

BY HAND

South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght
Dublin 24.

15 December 2022

Unit 1, M50 Business Park, Ballymount Avenue, Dublin 12.

Dear Sir/Madam,

On behalf of our client, Creighton Properties LLC, we wish to apply for Planning Permission, under the Planning & Development Act 2000, in respect of development at Unit 1, M50 Business Park, Ballymount Avenue, Dublin 12.

The proposed development comprises:

the change of use from warehouse to data repository facility, alterations to external facades, provision of a new 1100 mm parapet, re-clad roof, internal alterations, refurbishment of the existing office space, solar panels at roof level, external plant at ground and roof levels and equipment to include 12 no. condenser modules, an emergency back-up generator and associated fuel storage tank, transformer, extension to the existing sub-station (c. 13 m²), 2 no. sprinkler tanks and pumphouse, bin store, 22 parking spaces including 2 electrical vehicle charging points, bicycle parking shelter, landscaping, planting, new security fence, external lighting, CCTV, altered vehicular gates, permeable hard surfaces, alterations to internal foul sewerage and water supply networks, provision of SuDS compliant surface water drainage system and all associated site works. All on an application site area measuring 0.86 hectares.

Please find enclosed the following documents:

1. Completed planning application form.
2. Six copies each of the following:
 - a. Site Location Map, extract OS, Drawing No. J2139-1001.
 - b. Drawings - Plans, Elevations, Sections and Detail Drawings (refer to enclosed Document Register).
 - c. Schedule of Areas
 - d. Planning Report (MacCabe Durney Barnes).
 - e. Engineering Planning Reports – (CSEA)
 - i. Engineering Services Report
 - ii. Site-Specific Flood risk Assessment
 - iii. Outline Construction Environmental Management Plan
 - f. Environmental Planning Reports – (AWN)
 - i. Environmental Impact Assessment Screening Report with appendices
 - ii. Glint and Glare assessment (MacroWorks)
 - g. External Lightning Report prepared by the applicant company
 - h. Energy Statement prepared by the applicant company
 - i. Landscape Masterplan and Design Statement with outline specification and details
 - j. Tree Survey and Arborists report

Cont / ... 1 of 2

Cont / 2 of 2

3. Original page of the Irish Daily Mail dated 15 December, 2022, containing the planning notice.
4. Copy of the site notices which were erected on site on 15 December, 2022, at the locations shown on the Site Location Map and Site Plan.
5. One copy of a Letter of Consent from the owner of the site granting permission for a Planning Application to be lodged for development on their lands, as indicated on the drawing appended to the letter.

An EFT of the appropriate fee as set out in Schedule 9 of the Regulations: €9,102.80 has been processed.

Should you have any queries in relation to this application, please do not hesitate to contact us.

Yours faithfully,



KAVANAGH TUITE.

Encls.

c.c. MacCabe Durney Barnes
AWN
CSEA

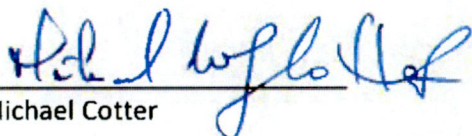
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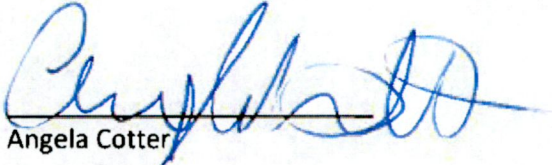
C/O Park Developments
The Herbert Building
The Park
Carrickmines
Dublin 18

21st October 2022

Re: Letter of Consent - Unit 1 M50 Business Park, Ballymount Avenue, Dublin 12

We the undersigned, Michael and Angela Cotter are the owner(s) of this property, located on Unit 1 M50 Business Park, Ballymount Avenue, Dublin 12 as outlined in red on drawing number J2139-KTA-22-XX-DR-A-0010, which is the subject of this planning application. We consent to Creighton Properties LLC who is the applicant(s) for above site, apply to South Dublin County Council for the proposal as described in public notices.


Michael Cotter


Angela Cotter

Unit 1, M50 Business Park, Ballymount Avenue, Dublin 12

Planning fee calculation

Class	Area m ²	rate €/m ²	Fee
Class 4			
data repository	2445	3.6	€ 8,802.00
Sprinkler Pumphouse	28	3.6	€ 100.80
sub-total	2473		€ 8,902.80
Class 8			
ESB substation extension	13		
Roof mounted PV panels	104		
Roof mounted plant	15		
Condenser Array (west)	245		
Condenser Array (north), transformer, standby generator	475		
Sprinkler Pumphouse and water storage tanks	190		
sub-total	1042		€ 200.00 (minimum fee)
TOTAL			€ 9,102.80