

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

OUR REF: CA.5.9048.22049092

YOUR REF: SD22A/0463

DATE: 27 January 2023

**Planning Application Reference SD22A/0463**

**Applicant: Mashup Property Limited**

**Premises: Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12 (the "Premises")**

Dear Sirs

We refer to planning application reference SD22A/0463 (the "**Application**") submitted by John Spain Associates on behalf of their client, Mashup Property Limited.

The Application seeks permission for the following proposed development:

*"The Development will consist of the change of use of the existing building on site (comprising 763 sq.m gross floor area) from office use to light industrial use (comprising the assembly of hampers and online orders at first floor area, digital device repair and refurbishment at second floor level, with ancillary staff canteen and reception area at ground floor level). The development also includes the provision of a bicycle store (6 no. spaces) at ground/ undercroft level, along with all ancillary works."*

Our client, H&K Manufacturing Unlimited Company, is a tenant at the Premises, and has been since circa 1 November 2003. It is with great concern and surprise that our client notes on page 8 of the application letter of John Spain Associates dated 19 December 2022

*"The intended operator of the development is Autofill Limited, a company within the same group of companies as the applicant (the applicant is the owner of the subject site). A brief brochure including imagery of other Autofill Limited operations of a similar sort elsewhere in Ireland is provided as (sic) Appendix 1 to this cover letter."*

Our client does not intend vacating the Premises and has long since acquired statutory renewal rights to a new lease. Our client cannot understand therefore on what basis the applicant can claim there is an "intended operator of the development". Our client strongly objects to any attempt to change the use of the Premises from offices to light industrial use given its long standing and successful use of the Premises as offices for almost two decades.

Furthermore we refer to the Site Location Map submitted with the Application purporting to outline in red the premises the subject matter of the Application. We have attached at Diagram 1 hereunder a map taken from landdirect.ie showing the Premises owned by the applicant shaded in red (Folio DN1088F).

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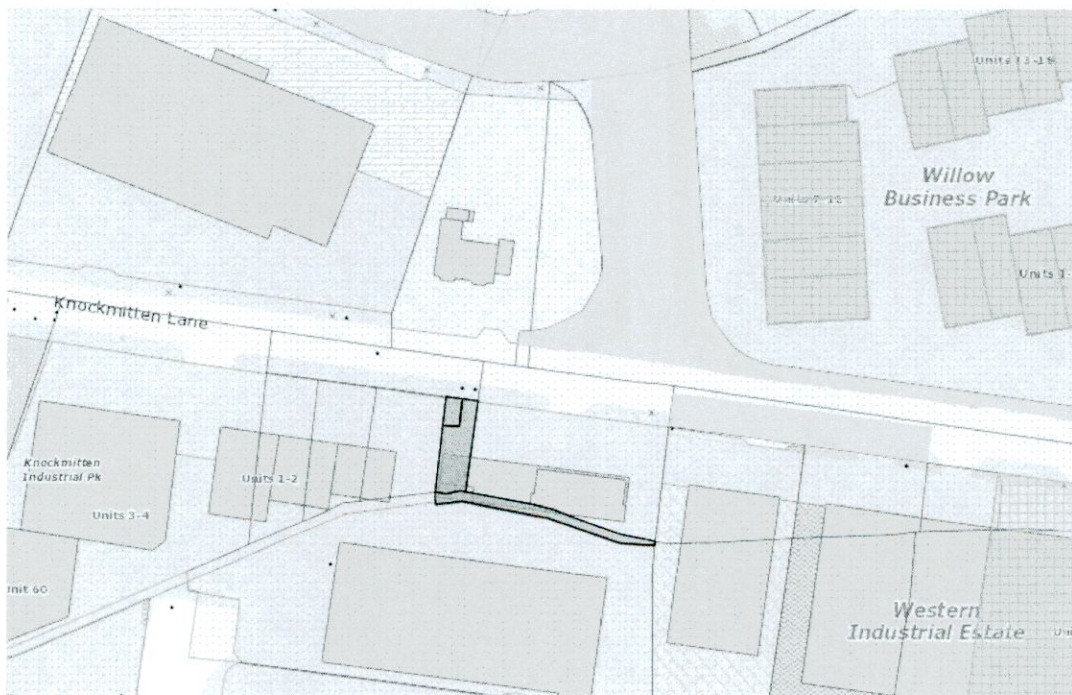
**Locations**

Dublin  
Galway  
London





You will note there is an anomaly between the Site Location Map submitted by the applicant and the title held by the applicant – see the strip which wraps around the western and southern boundaries of the Premises and which does not form part of the applicant's title. This strip is more clearly identified below on a screenshot of Folio DN245664F. This folio is registered to Gerard McIntyre and Martin Walsh. We did not see any correspondence submitted with the Application from Messrs McIntyre or Walsh, consenting to the applicant including these lands in its Application.



The applicant must be requested to demonstrate on what basis it has locus standi to make an application for planning permission in respect of lands which it does not own.

We confirm we have discharged the relevant fee required to make this observation.

Yours faithfully,

**Sent by email and, accordingly, bears no signature**

**LK Shields Solicitors LLP**



Clair Cassidy,  
LK Shields Solicitors LLP  
38, Mount Street Upper  
Co. Dublin

Date: 31-Jan-2023

Dear Sir/Madam,

**Register Ref:** SD22A/0463  
**Development:** Change of use of the existing building on site (comprising 763sq.m gross floor area) from office use to light industrial use (comprising the assembly of hampers and online orders at first floor area, digital device repair and refurbishment at second floor level with ancillary staff canteen and reception area at ground floor level); The development also includes the provision of a bicycle store (6 spaces) at ground I undercroft level, along with all ancillary works.  
**Location:** Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12  
**Applicant:** Mashup Property Limited  
**Application Type:** Permission  
**Date Rec'd:** 20-Dec-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdblincoco.ie](http://www.sdblincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdblincoco.ie](http://www.sdblincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named "*Notify me of changes*" and click on "*Subscribe*". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney  
for **Senior Planner**