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Architectural Services

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**Date:**  
**23/05/23**

Register Reference: SD22A/0383

Applicant: Vision Signs & Glass Film Ltd

Development: Retention of partial change of use from warehouse to office space to include Retention of additional first floor, second floor offices and meeting rooms also to include all associated site works to facilitate the development. Location: M50 Business Park, Unit 1, Ballymount Ave, Ballymount, Dublin 12, D12 HP11 Application

*(a) The applicant is requested to provide additional information on the precise nature of the existing use(s) and the use(s) proposed for retention. Given the scale of the office floor area, approx. 41.8% of the total unit, it is not apparent that this is ancillary to a warehouse use of the building. It is not clear what the overall use of the unit is and whether it is for warehousing purposes. This will need to be clarified.*

Response:

The best description of the Business is a Design House which caters to and for commercial fitouts and also for Commercial residential market . Eg Kitchens /Furniture/ Accoustic wall panelling , Accoustic ceiling panelling , Commercial print work of all sorts and types. Lighting etc

Generally aimed at developers and large commercial businesses. The showrooms are not open to the public. An appointment is required to enter the premises. The design house works hand in hand with architects and developers to help realize all levels of finish to Commercial market and also multiple number residential units .

The use of the unit is warehouse storage , showroom and with office being used for a range of mixed purposes revolving around interior design, predominantly for design and implementation of commercial fittout services for a range of different clients. The Offices are as described in the drawings previously provided with meetings rooms and low occupancy in the levels in terms of desk numbers .

The showroom areas which can be described as storage areas also, are there to show product lines which are extensive, large in format – eg furniture / phone booth pods , varying accoustic paneling, and will inhabit the space for long periods of up to and including years in the same area .

Office subject of retention application.

These offices house personal from a multiple differing companies who all work together to deliver product lines used in commercial fitout of carrying levels , varying from Office furniture sold under the umbrella of Vision Signs& Glass ( which is also know as Vision Branding )

*(b) Car and bicycle provision in the context of the proposed use(s) should be reviewed. The other units on the site should be taken into account. Bicycle parking provision for the subject unit should be identified.*

Response : See attached dwg 100-005 denoting 32 car parking spaces and proposing 30 buike parking spaces.

(c) The applicant is requested to clarify if any external changes are proposed.

Response . See attached dwg 100-004

If you have any queries, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink, consisting of the initials 'GB' followed by a long horizontal stroke.

Gordon Brennan