

19118-PA-106

ARCHITECT'S DESIGN RATIONALE

in respect of:

**GREENHILLS ROAD
MIXED USE DEVELOPMENT**

TALLAGHT, DUBLIN 24

prepared by:

TOT ARCHITECTS

May 2021



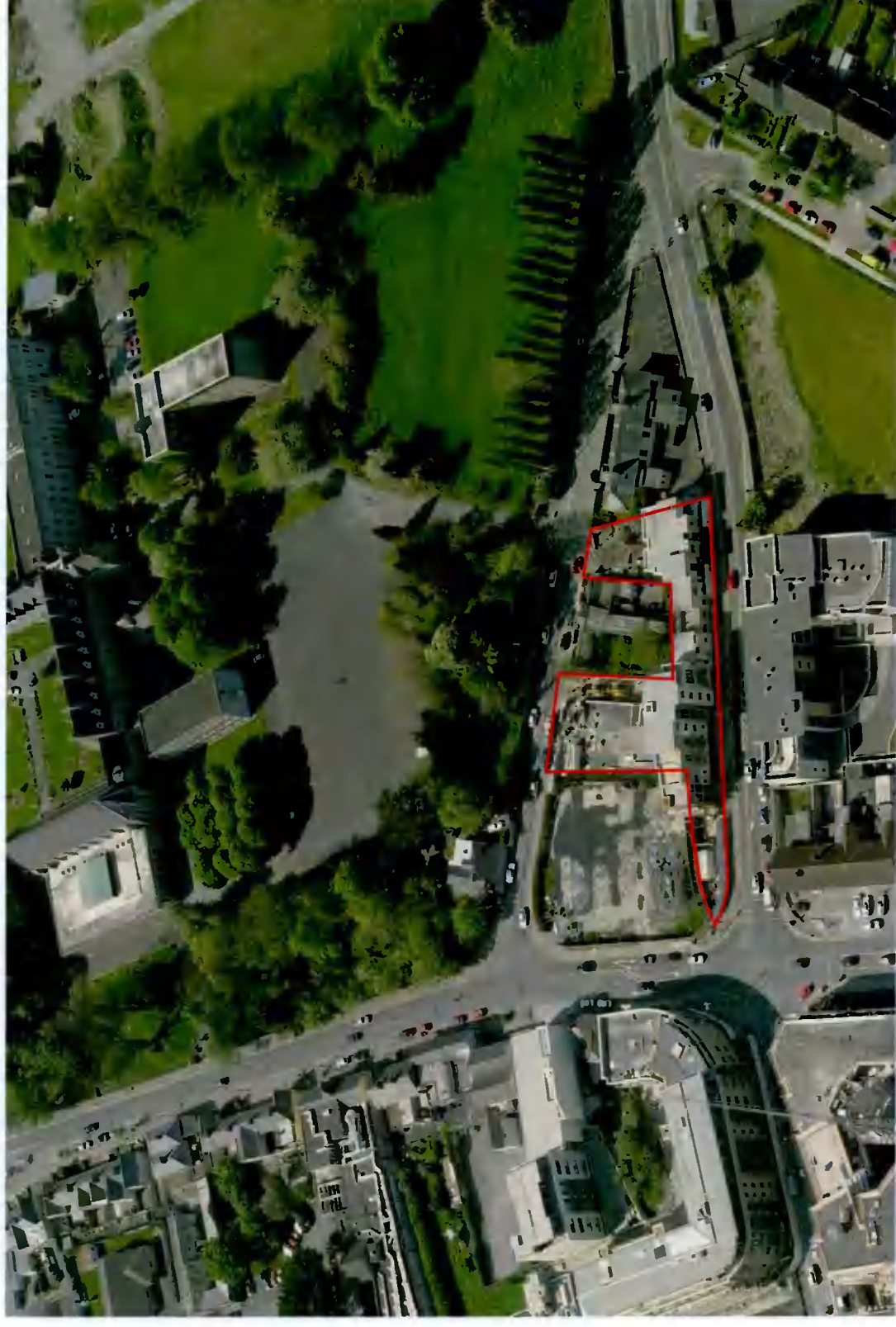
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INTRODUCTION

TOT Architects were employed by O'Mahony Holdings SPRL, to design a mixed-use development (Block A and Block B) at this site, Lands at Greenhills Road, Tallaght, Dublin 24 (generally bounded to the north by St. Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and to the south-eastern corner by Main Street), with Café unit on the ground floor of the Block A and apartments on the upper floors. Block B will consist of various types of apartments on all levels. All apartments are designed to be in compliance with Sustainable Urban Housing: Design Standards for New Apartments provided by Department of Housing, Planning and Local Government in March 2018.

The scheme will include upgrade and extension of the existing car parking and relocation of the access ramp. It is also proposed to demolish the existing Bin Store and provide a larger Bin Store to accommodate 6 no. 1100 l bins for the existing and proposed development.



Aerial View from East with outlined existing site

PRE-PLANNING MEETING RECAP.

The design of the proposal has evolved with close reference to achieving the objectives of the development plan. The core objective of the current SDCC Development Plan is "to protect, improve and provide for the future development of Village Centres". Our proposed design takes into account the comments provided by SDCC in pre-planning meeting held on the 11th of February 2021. We have revised the design to comply with the development plan's requirements and SDCC comments as listed below:

- Mix of proposed apartment units.
- Height of the building.
- Gable wall design to avoid blank facades.
- High quality design responding to site context in relation to plot ratio.
- Overlooking issues/setback distances (existing and potential/future buildings).
- Landscaping design in relation to privacy concerns for ground floor apartments.
- TGD Part L (NZEB) requirements.
- Transition (height) between existing and proposed buildings.
- Quality of the communal open space.
- Other technical issues addressed in the various reports.



Top view - Outline of proposed development

1 DEVELOPMENT PLAN

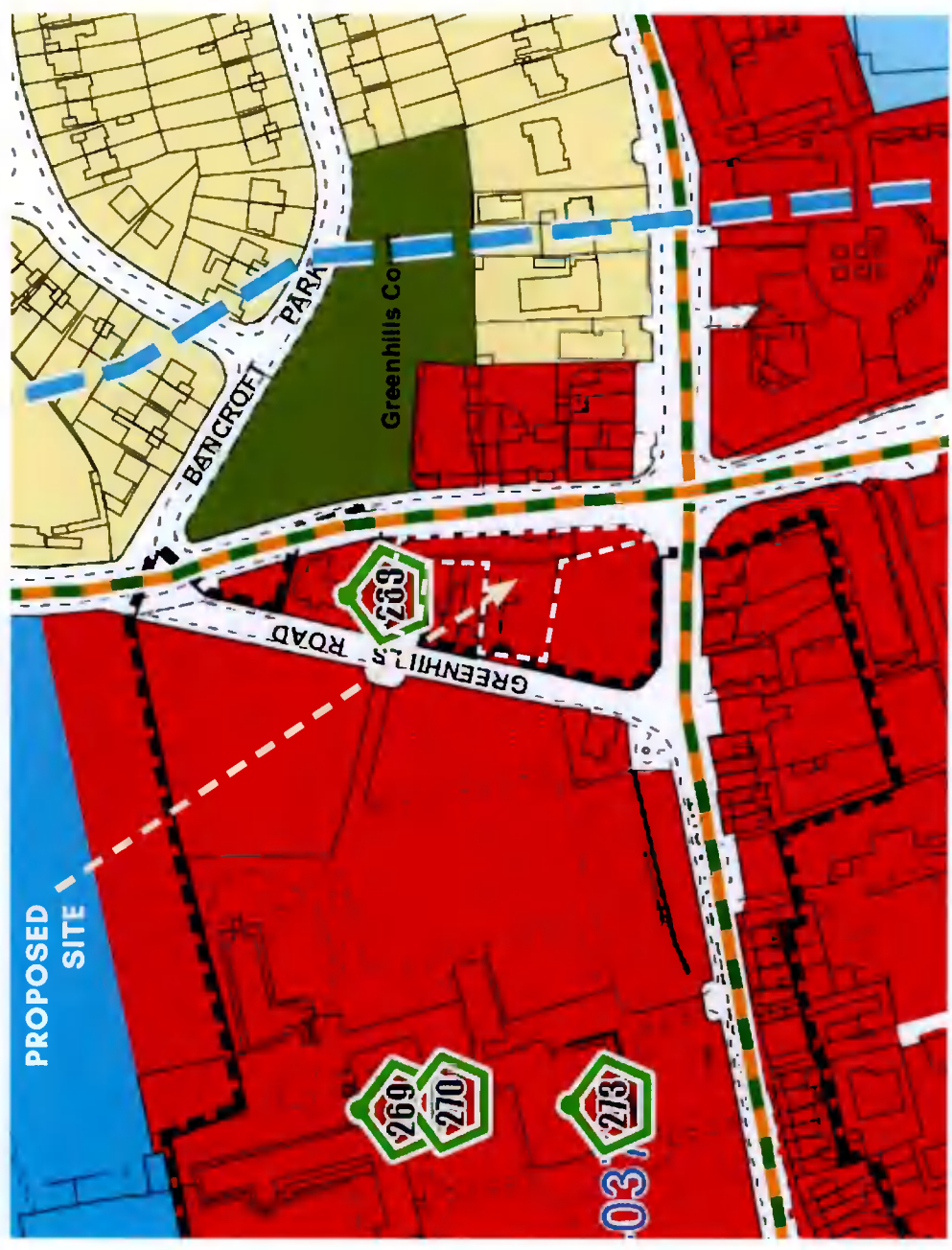
1.1 ZONING AND CONTEXT

Land Use Zoning Objective 'VC':

'To protect, improve and provide for the future development of Village Centres'.

The Village Centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context.

	USE CLASSES RELATED TO ZONING OBJECTIVE
PERMITTED IN PRINCIPLE	bed & breakfast, betting office, car park, crematorium, childcare facilities, community centre, conference centre, cultural use, doctor/dentist, education, enterprise centre, funeral home, garden centre, guest house, health centre, home based economic activities, housing for older people, live-work units, nursing home, offices less than 100 sq.m, off-licence, open space, petrol station, primary health care centre, public house, place of worship, public services, recycling facility, residential , residential institution, restaurant/café, retirement home, shop-local, shop-neighbourhood, social club, veterinary surgery.
OPEN FOR CONSIDERATION	Advertisements and Advertising Structures, Allotments, Embassy, Fuel Depot, Hotel/Hostel, Industry-General, Industry-Light, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Recreational Facility, Refuse transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club/Facility, Stadium, Traveller Accommodation, Wholesale Outlet.
NOT PERMITTED	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Office-Based Industry, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.



South Dublin County Council Development Plan 2016-2022

Use Zoning Objectives

- Objective RES: To protect and/or improve residential amenity
- Objective RES-N: To provide for new residential communities in accordance with approved area plans
- Objective SDZ: To provide for strategic development in accordance with approved planning schemes
- Objective REGEN: To facilitate enterprise and/or residential-led regeneration
- Objective TC: To protect, improve and provide for the future development of Town Centres
- Objective MRC: To protect, improve and provide for the future development of a Major Retail Centre
- Objective DC: To protect, improve and provide for the future development of District Centres
- Objective VC: To protect, improve and provide for the future development of Village Centres
- Objective LC: To protect, improve and provide for the future development of Local Centres
- Objective RW: To provide for and consolidate retail warehousing
- Objective EE: To provide for enterprise and employment related uses
- Objective OS: To preserve and provide for open space and recreational amenities
- Objective HA (LV, DV, DM): To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
- Objective RU: To protect and improve rural amenity and to provide for the development of agriculture

Conservation

- To Preserve Prospects
- Tree Preservation Order (See Written Statement For Details)
- Record of Protected Structures (See Written Statement for Details)
- Record of Monuments and Places (See Written Statement for Details)
- (For Areas of Archaeological Potential see Index Map)
- Protect and Preserve Significant Views
- Geological Sites for Protection
- Bohemabreena Reservoir Catchment
- Architectural Conservation Areas (ACA)
- Proposed Natural Heritage Areas (pNHA)
- Special Protection Areas (SPA)
- Liffey Valley Special Area Amenity Order 1990 (SAAO)
- Special Area of Conservation (SAC)

1.2 DEVELOPMENT PLAN OBJECTIVES

The Village Key Objectives :

- Consolidate mixed use residential uses.
- Develop the tourism potential of the historic Village.
- Provide/upgrade dedicated cycle facilities on green infra-structure routes & secondary streets.
- Improve local permeability through the development of new routes for pedestrians and cyclists.
- Facilitate green infrastructure along public streets.
- Protect and enhance setting of protected structures and qualities of the ACA.
- Given the prominent location of an existing vacant site located at the junction of Greenhills Road and Main Street, it is desirable that any future development of this site incorporates a high quality of public realm and should contribute to the public open space provision in the village or incorporate cultural or community functions



Overall urban structure - The village (LAP 2020)

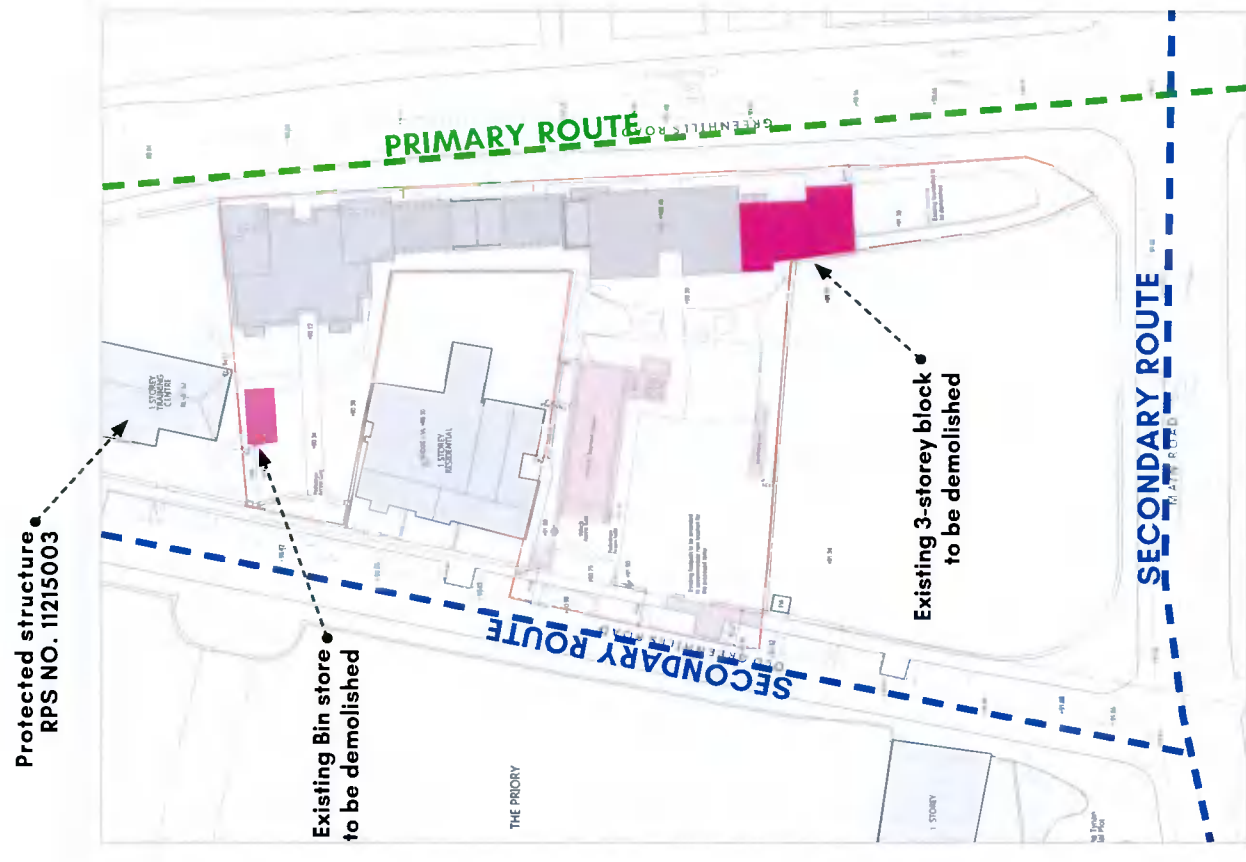
Gross Area	17.7 hectares
Land Use/Urban Function	A mix of uses including retail and local walk to services and residential
Land use Mix	Expand local services & encourage uses which support the evening economy.
Plot Ratio Range	0.75:1 (Low) 1:1 (High)
Building Height	To respond to local context, particularly the Architectural Conservation Area (ACA). See accompanying Overall Urban and Route Structure drawing
Open Space	Consolidate and enhance existing provision.

2 SITE & CONTEXT

2.1 SITE ANALYSIS

The site (approximately 0.23 ha) known as Greenhills Road, Tallaght, Dublin 24 is bounded to the East by Greenhills Road, to the West by Old Greenhills Road, and to the South-East by Main Street. This location makes it highly accessible by many means of transportation.

The subject site is currently partially developed with an existing residential scheme known as Greenhill's Court comprising 17 no. apartment units in 4 no. apartment blocks ranging in height from 2 to 4 storeys, including basement car park. To provide the additional apartment numbers and access to the landscape courtyard, it is proposed that a part of the existing residential block located on the south-eastern corner of the site (3 no. existing units including stair core) will be demolished.



EXISTING BUILDING

Apartment type	Existing	Demolished
Studio	-	-
1 Bed	8	3
2 Bed *(3pp)	7	-
2 Bed duplex (4pp)	2	-
3 Bed	-	-
SUBTOTAL	17	3

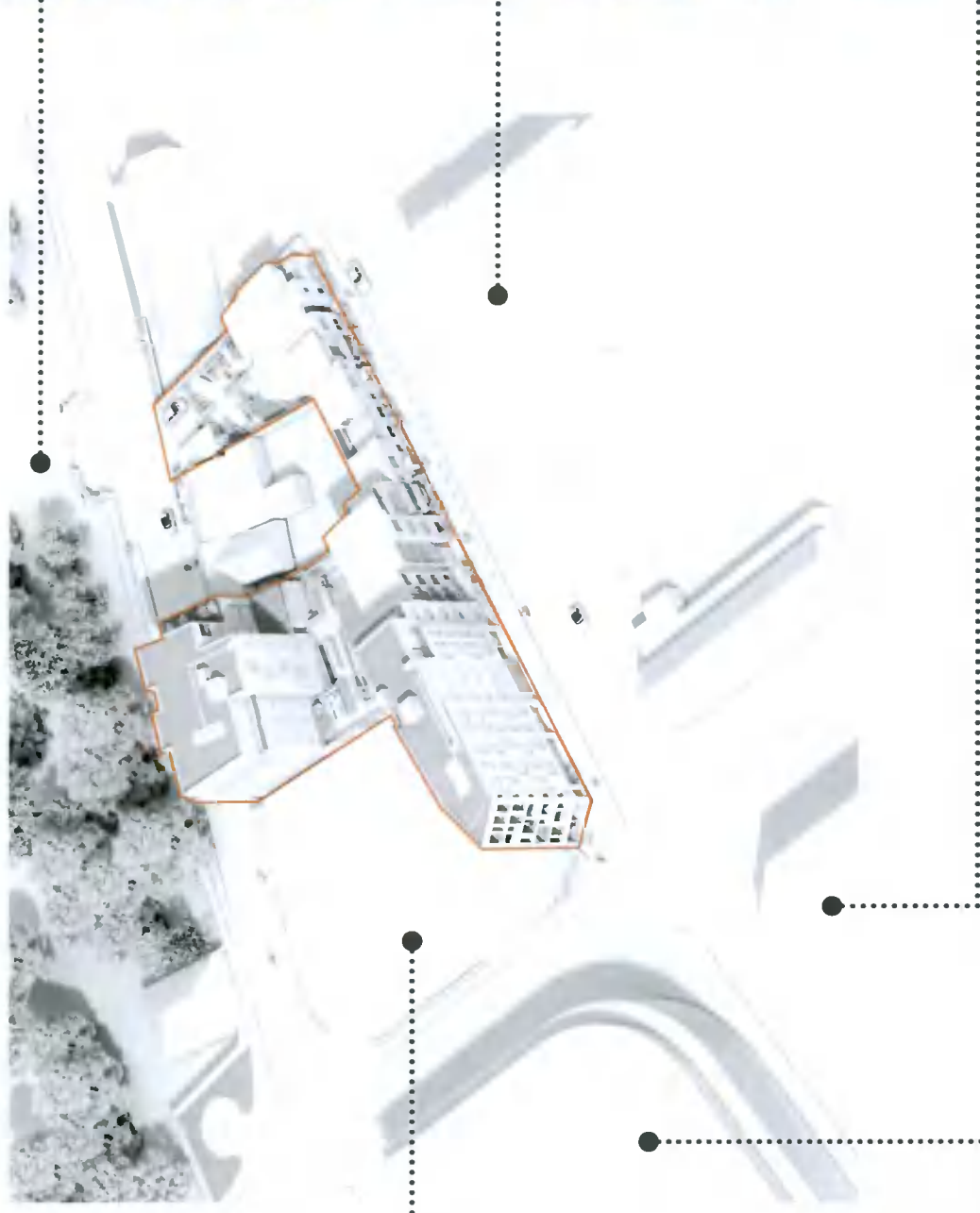
Total Existing Units	14
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2.2 CONTEXT INFORMATION

The Village:

Consolidate existing retail, town centre and mixed use residential neighborhood within a high quality place of intimate scale respecting the historic character of the place.



Nearby Green Area / Dominican Priory



Potential development on adjacent land: (Refusal) Planning Application - Ref. SD20A/0250



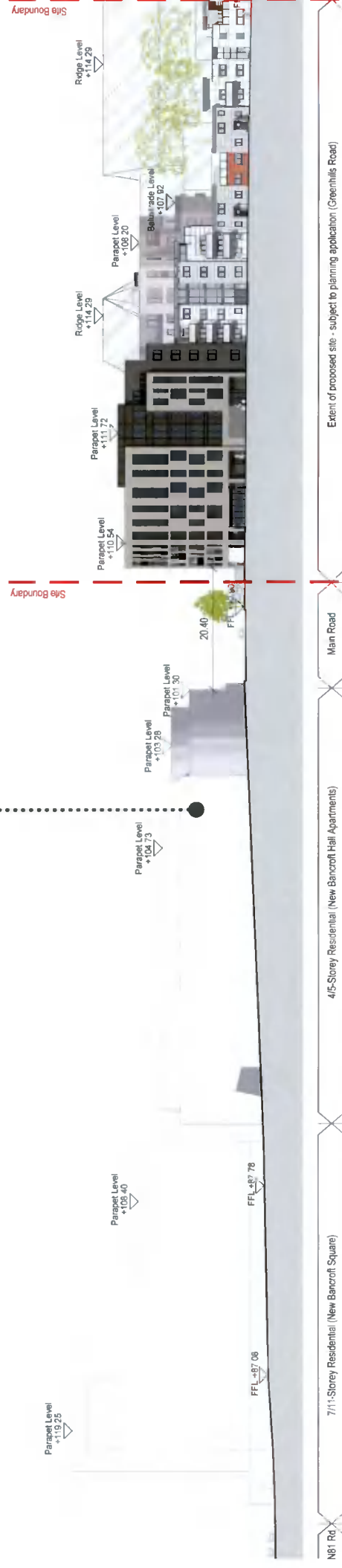
Greenhills Court Apartment Building



New Bancroft Hall Apartment Building



Priors Gate Apartment Building



3 DESIGN DEVELOPMENT

3.1 SCHEME OVERVIEW

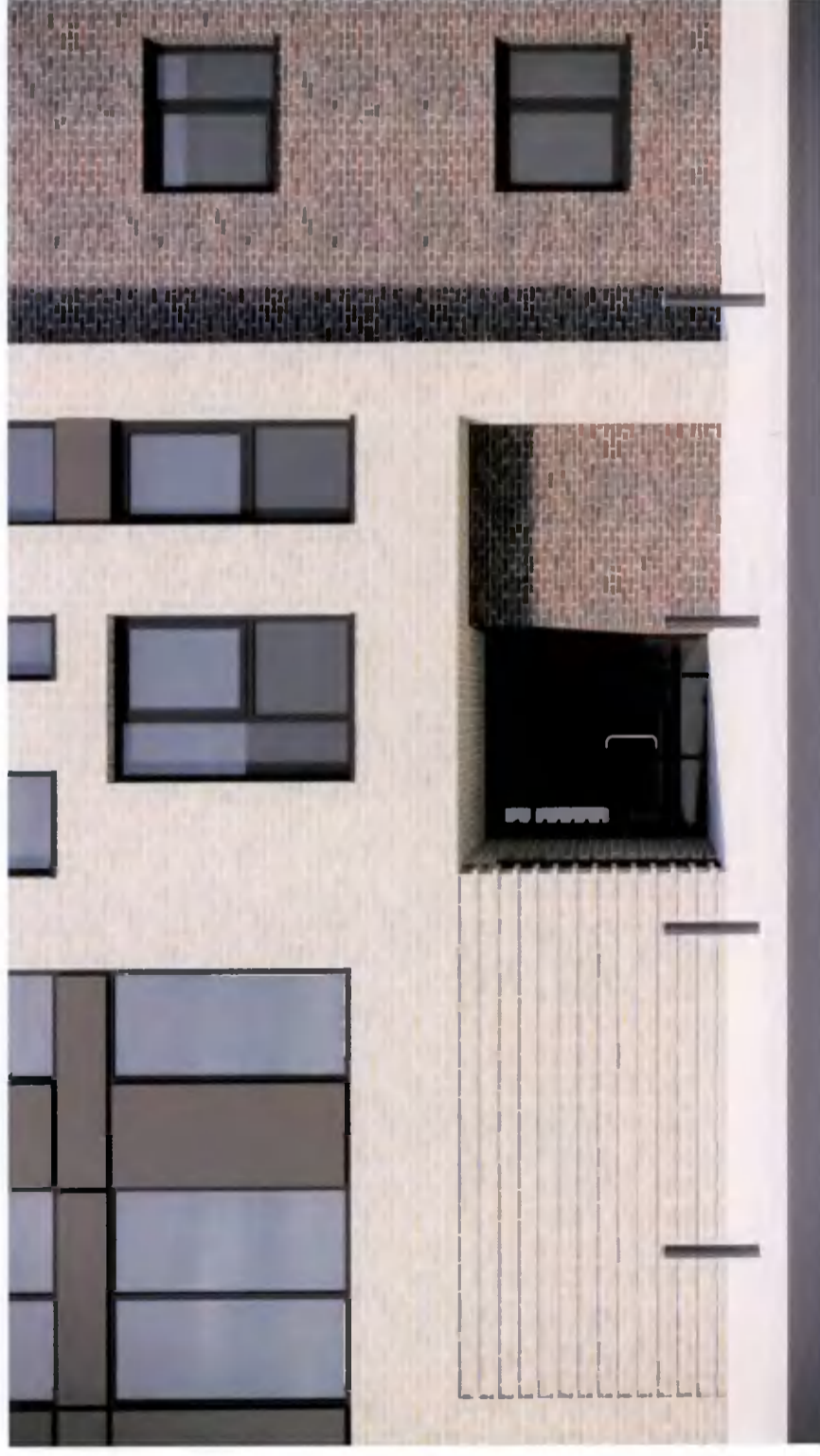
The building is designed as a composition of two proposed residential blocks over the extended and upgraded basement with Café unit (Block A) at the ground floor connected with the existing residential building. Block A will comprise 11 no. residential apartments (c. 1,579 sqm) in a 5 to 6 storey building. Block B will comprise 15 no. residential apartments (c. 1,591 sqm) in a 3 to 5 storey building. The proposed development will comprise 26 no. new residential units (5 no. studio apartments, 6 no. 1-bedroom apartments, 7 no. 2-bedroom apartments and 8 no. 3-bedroom apartments), with associated balconies and terraces. The proposed development will comprise a total of 40 no. apartment units derived from 26 no. new apartments and 14 no. existing apartments.



3.2 ARCHITECTURAL APPROACH

Buildings are critical components from which urban places are made. With this proposal it is our intention to enhance the existing environment and create a quality space that will support the special character of the traditional villages. Working with the existing materials and built forms in the area the aim is to deliver excellence, which could be achieved by ensuring that the proposed building will work with and compliments the context in which it will be sited.

The geometry of the building was carefully considered to strike a balance between its design role and internal function. Due to site constraints our proposal contains two new individual blocks integrated into the existing residential development with extended and enhanced basement car park connecting the residential blocks. The proposed height of the building will not only be adhering to the main Development Plan objectives but also the existing context of the site.



Clarity, order and craft were central to the design process and key design drivers. Clarity relating to purpose, form, scale and materials. Order to composition and Craft to design and construction. All these elements combined, will create a strong sense of place and coherent urban structure in evolving suburban environment. These drivers in turn are influenced by aspect, orientation, proportion, the balance of solid to void and the materials used. The proposed façade treatment of the building will allow for future development of the neighbouring site at the southern boundary without any significant restrictions, but also will provide an interesting visual experience until the neighbouring site is constructed, which will complete the underutilised prominent location.

3.3 FACADE DESIGN

BLOCK A

To achieve an interesting appearance of the prominent corner (Block A), playful character and considered openings was applied to the balconies with an abstract composition. Nevertheless, it was achieved without losing the structural grid, keeping the same materials throughout and grounding the balcony structure in a way that the corner will not lose the connection with the rest of the building.

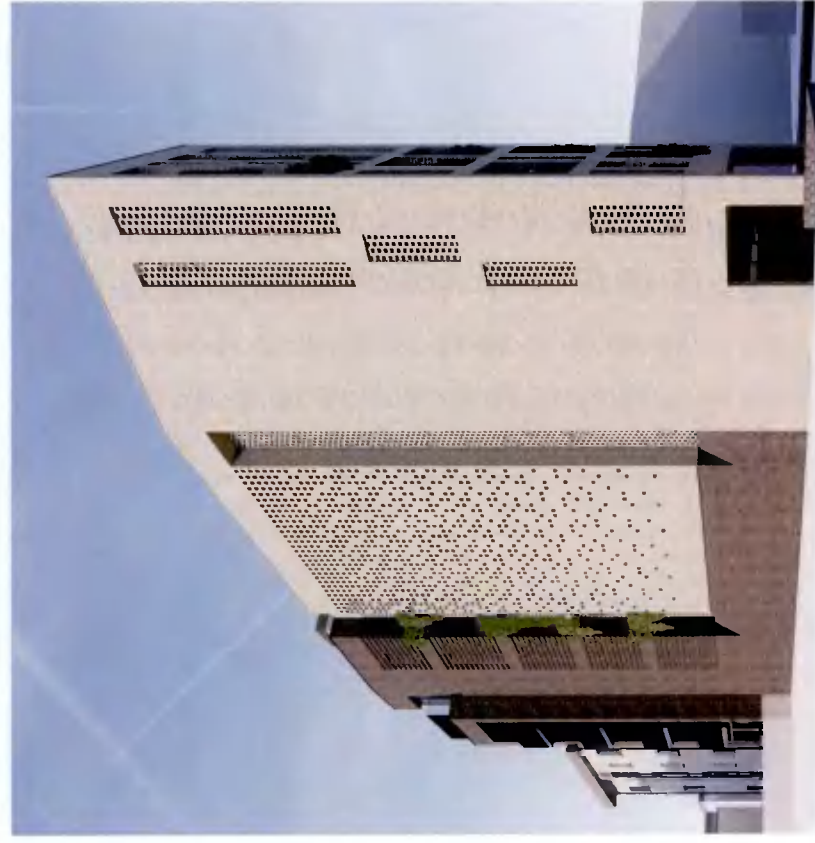
The fenestration grid responds to a regular pattern dictated by internal layout of the apartments; however, it is intentional to make this not so evident, finding a balance in the staggering movement of the windows. Contrasting approach was applied to façade design of the stair core (curtain wall glazing with metal spandrel panel). It reduces the scale and massing of the building (two types of brick finishes), providing balance to overall façade facing Greenhills Road. Selected light colour bricks dominate the façade, but darker bricks designed as a second layer will emphasise a set back and transition element to existing adjoining building on the North.



Front elevation of Block A (Greenhills Rd)

3.3 FACADE DESIGN

Block A will share the boundary with the adjacent site along the western elevation. Proximity to the boundary line makes this facade the most challenging element of the proposed design for many reasons (overlooking, fire separation etc.). Currently there are no indications when the adjacent site will be developed and what design will be proposed. Western elevation of Block A designed without any glazing elements based on its location and other restraints, will have a dominant impact on the surrounding area until the neighbouring development is fully completed. We do not know what design will be proposed for the empty site (latest planning application Ref. SD20A/0250) but based on the current Development Plan's requirements we are able to predict, in a broad stroke, a principle what is expected to be constructed on this very prominent location. Our proposal for the western elevation provides design solutions which makes otherwise secondary façade very important in the wide context.



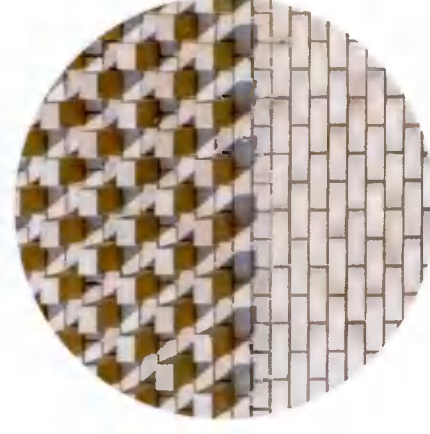
Rear facade of Block A (from Main Street)



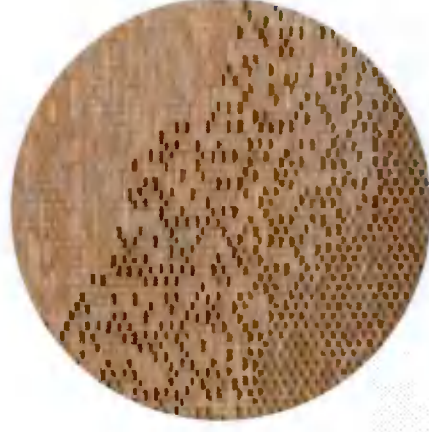
Perforated Brick



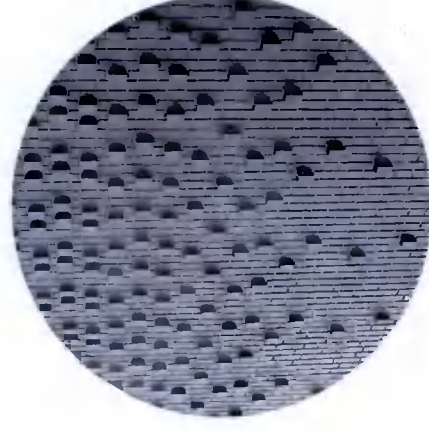
Lineal brick pattern



Projected brick pattern



Projected brick
(dynamic random pattern)



Projected brick
(pixelated cascade effect pattern)



Projected brick pattern samples

Using the brick colour, playing with the pattern composition and introducing two vertical recesses breaking the mass of solid façade, changes the visual scale of the building. This design solution allows to frame the centre of the wall to become the feature element of this elevation. The brick pattern will be created by 50 mm brick projection, providing random pixelated cascade effect adding texture, visual interest, and volume to this façade. Low maintenance plants in the suspended planters will create a strong visual transition between darker and more dominant lighter brick.

3.3 FACADE DESIGN

BLOCK B

The façade of the proposed Block B is a variation of the Block's A façade, using the same materials and finishes. The main elevation along Old Greenhills Road will be divided to a smaller areas by using darker bricks at the ground floor and the top floor and lighter brick colour between the first and third floor projecting out from the face of the ground floor facade. Darker brick is also proposed on the façade of the three storeys block beside the neighbouring property (northern boundary) with the proposed setback to match the line of the ground floor façade. This lower element will create required transition between the five storeys Block B and the existing single storey dwellings (with pitched roofs). Visual

separation between the ground floor residential units and the pedestrian footpath at the street level will be created by a series of planters, providing physical barrier between private and public space. The top floor will be divided by recessed balconies to avoid the repetition from the lower levels breaking the parapet line. Staggered fenestration following irregular grid will be also present as a variation of the Block's A façade design.

The main entrance to the Block B will be located beside the proposed access ramp (Old Greenhills Road) to basement car park. The access to the basement will be provided for residents of the apartments and the staff of the proposed Café via electronically operated gate.



Rear facade of Block B (from internal courtyard)



Front elevation of Block B (Old Greenhills Rd)

Taking into consideration the architectural heritage of the surrounding area and protected structures nearby, the proposed use of simple metal finish for balconies and balustrades instead of glass is intended to achieve a positive or at least neutral feel towards the proposed development. The use of contemporary brick finish with only two colours variation will deliver a sober character ensuring a moderate and gentle style to be in positive resonance with the protected structures and traditional surrounding.

The rear (eastern) elevation of the Block B will be a simplified version of the main elevation. Two plains of the façade created by two types of the bricks (darker on the background and lighter colour dominating brick façade) will break rather monolithic looking façade. Similar approach was considered with the composition of the glazing element where staggering fenestration grid will only be used as a gesture at the stair core wall. The terrace at the first floor will not be accessible for the tenants for its proximity to the existing block, to prevent the overlooking issues. The access will be permitted for maintenance only.

3.3 FACADE DESIGN

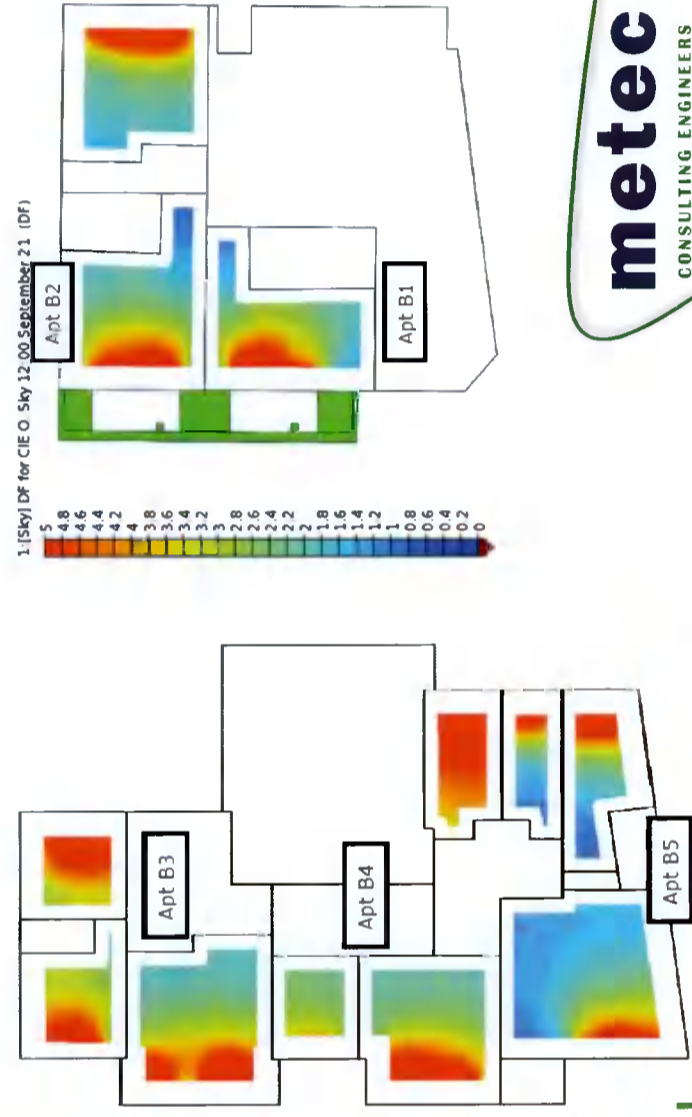
The gable wall at the southern boundary with the adjacent site will show a matching brick pattern (similar to Block A) created with 50 mm projected bricks, providing a visual interest for the temporary exposed façade where a connection point will be expected with the future development on the adjacent site as explained above. The perforated brick wall at the ground floor (basement access ramp enclosure) will be providing additional architectural feature element which could be found on both proposed blocks.

The proposed façade of the development is designed to provide a maximum day light for the habitable rooms in the apartments and the size, shape and the location of the proposed Block A and Block B was carefully considered to avoid any negative impact on the neighbouring properties by excessive overshadowing or overlooking related issues. The DAYLIGHT, SUNLIGHT AND SHADOW ASSESSMENT report, provided by Metec Consulting Engineers, is demonstrating the compliance with the following criteria:

- The impact, if any, that the proposed development would have on the existing surrounding properties in terms of Daylight, Sunlight and Shadowing.
- The Daylight and Sunlight levels that would be achieved by the proposed development.



View from Main Street towards Old Greenhills Rd (South-West corner of Block B)



Daylight distribution images of the proposed development by Metec

3.4 ACCESS AND PARKING

The vehicular access will be maintained from Old Greenhills Road. The car parking for the residents will be provided in the existing basement, which will be extended and upgraded under the proposed development accessible by relocated ramp. The proposed ramp will be located at the south-western corner of the site boundary, which will create an opportunity to reduce the numbers of access points to basement car park from Old Greenhills Road for this development and future development on the neighbouring site, if this solution is preferred and accepted by SDCC and the owners of the adjacent site. The layout of the proposed basement car park will allow future connection with the neighbouring site at the bottom of the ramp by removing a portion of the retaining wall separating the two sites. The parking strategy for the proposed development is described in the Transport Assessment Report.

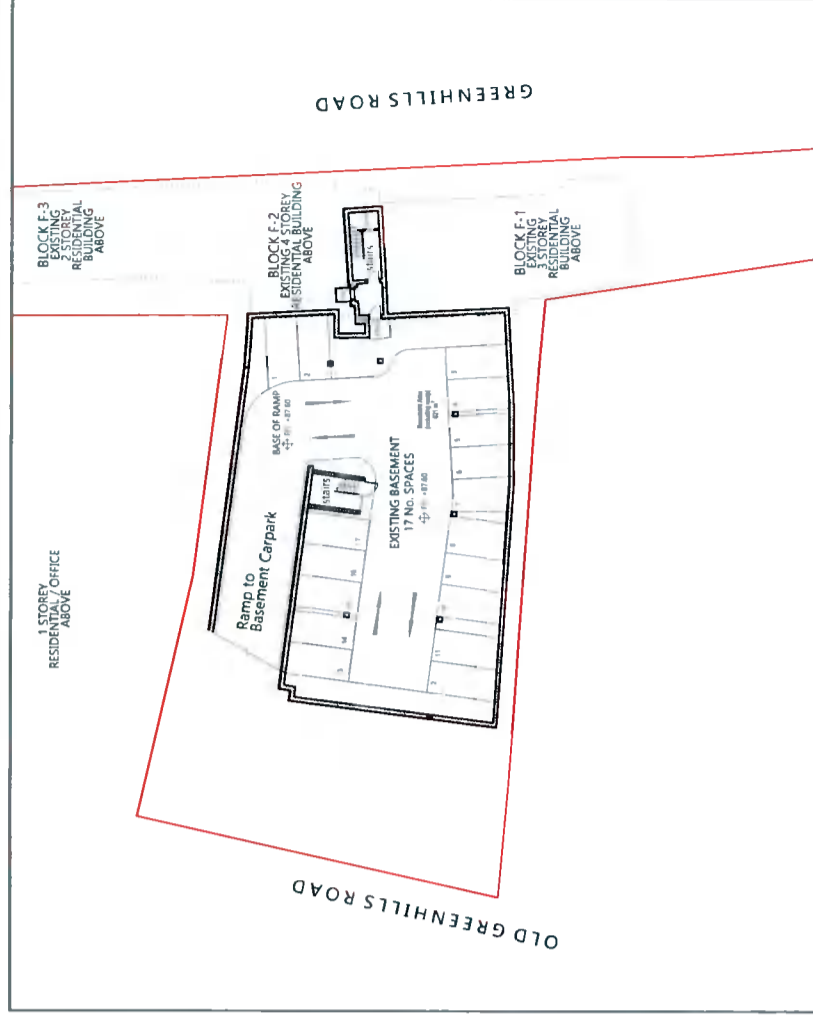
The area available in the basement is restricted by the size and shape of the site and even by extending the footprint of the basement, we will not be able to achieve higher number of the parking spaces than currently showing (13 car park spaces including one disabled parking space and one motorbike space is proposed). The existing (smaller) basement can accommodate more parking bays (17 spaces currently allocated) than the proposed extended basement, but after careful analysis of the existing condition, we came to a conclusion that the existing basement car park is not built in compliance with the current norms and standards.

To improve the existing conditions, we are proposing a complete demolition of the existing basement car park and construction of the new basement which will be in compliance with the current legislation. As a part of the new design, we will be providing access to the basement car park for both proposed blocks via extended internal stair cores and lifts and retaining the existing access which is currently present. To maximize the number of parking bays, the space with the

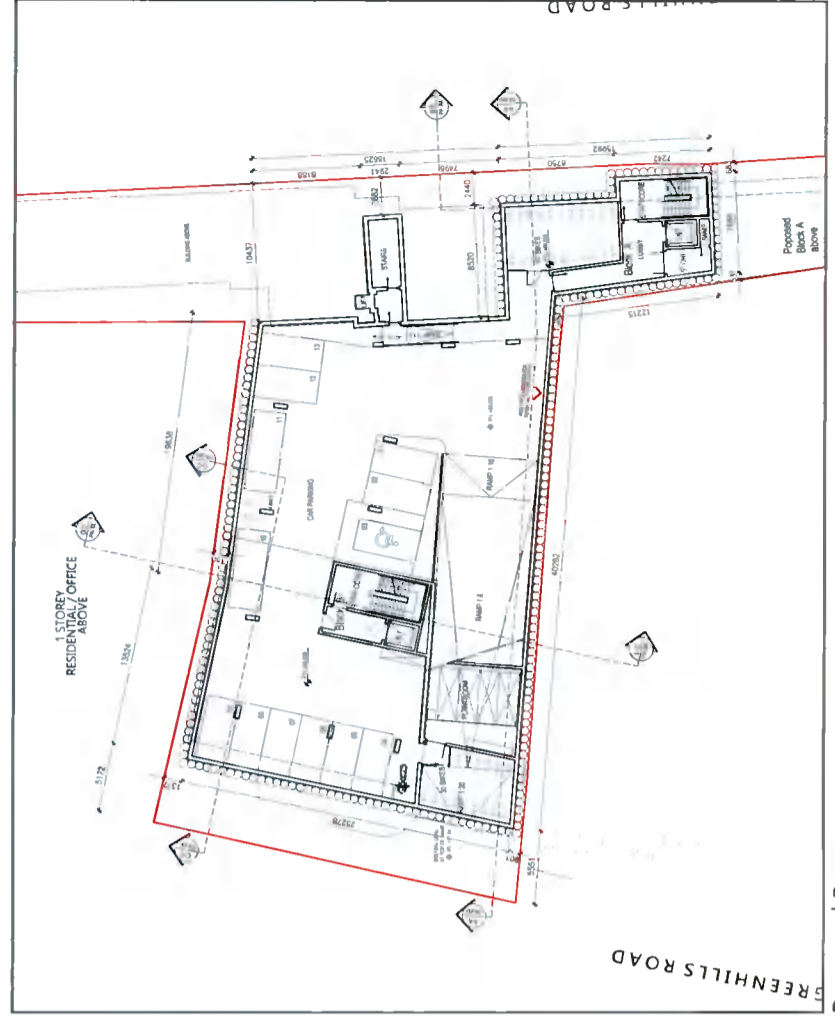
limited headroom under the ramp will be used as Plantroom for the proposed blocks.

The bicycle parking for the residents and Café staff will also be provided in the basement (74 long stay cycle parking spaces), accessible by the ramp (Old Greenhills Road) and stair core (Block A) from Greenhills Road. A 20 short stay cycle parking spaces will be located outside the Café (Block A) along Greenhills Road and at the Public Open Space accessible from the Old Greenhills Road (North-West corner of the site) as indicated on the Landscaping drawing.

The pedestrian access to the proposed residential blocks and Café unit will be provided via the site's eastern and western boundaries.



Existing Basement conditions



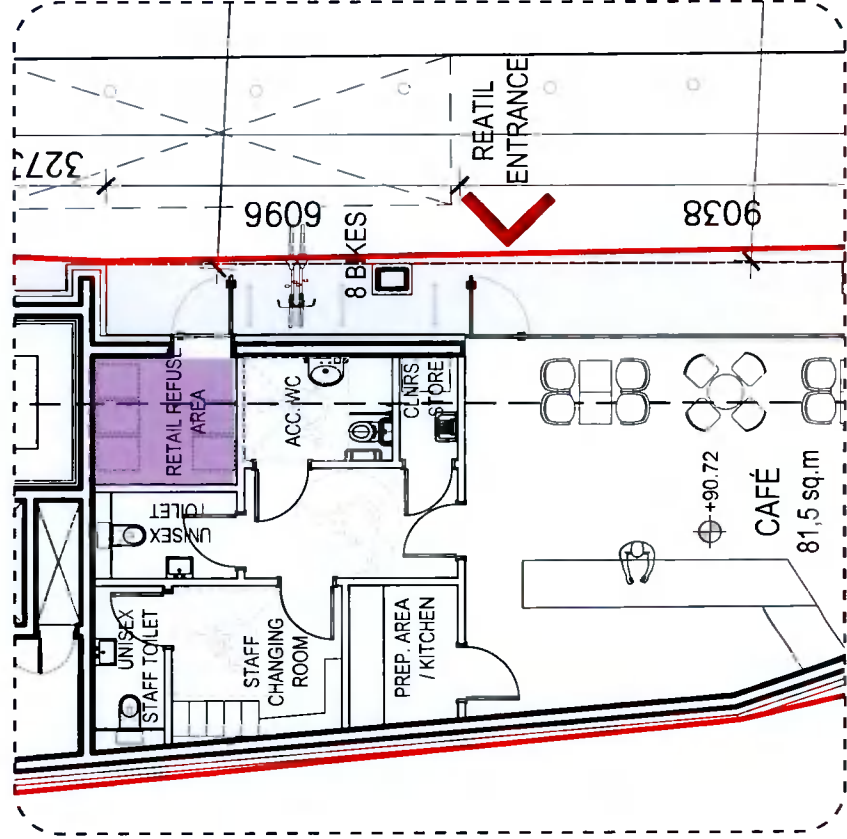
Proposed Basement

3.5 SERVICING

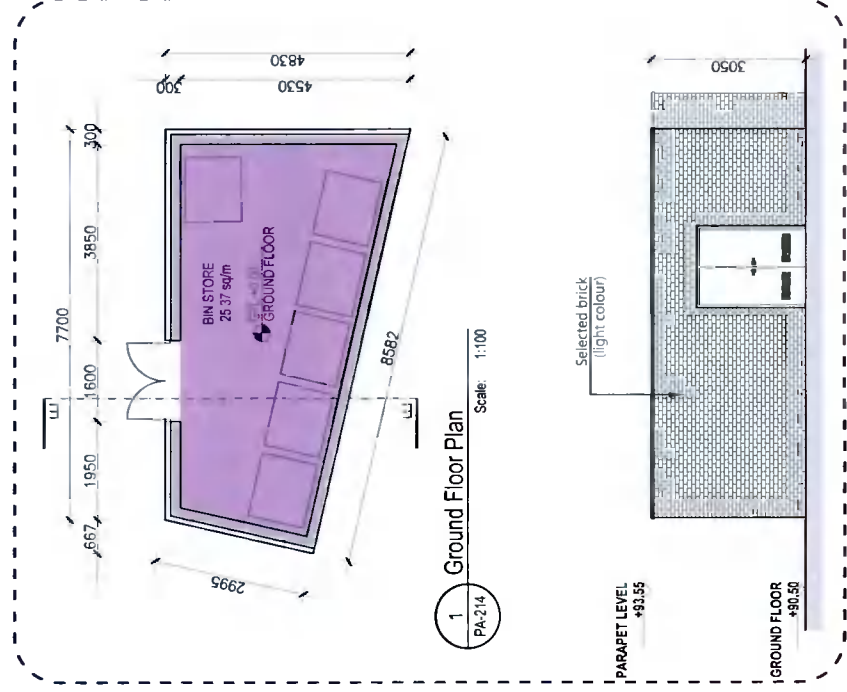
Refuse collection for the residential component of the development will be accommodated via the existing refuse collection point at north-western corner of the site (Old Greenhills Road). This refuse storage area will be located at ground level in the freestanding building only short distance from the original place. Servicing (refuse and deliveries) for the Café unit will be accommodated from the Greenhills Road.



Proposed Ground Floor Plan



Detail of Café Unit



Proposed Bin store drawings

3.6 LANDSCAPE STRATEGY

The proposed Communal Amenity Space will provide a variety of areas for the residents to enjoy a quiet places or more vibrant areas which includes children's playground. This proposal will consist of the required Public Open Space located at the northern boundary and Private Open Space located above the proposed basement car park between the existing residential block on the East (along Greenhills Road) and the proposed Block B on the western boundary (along Old Greenhills Road).

The secure access will be provided from the existing and the proposed blocks via back access doors from each block. Access to the Communal Open Space will be available only for the residents of the development. The existing site conditions (various ground levels at the building entrances) will be preventing the level access to this landscaped area from the individual blocks, but level access for the wheelchair users will be provided via basement car park and lift located in the Block B. All tenants from the existing blocks located close to the northern boundary without access to the basement car park, will be able to use the external footpath for accessing the Communal Amenity Space.

The Public Open Space is designed to provide access for the public from the Old Greenhills Road and this area will include children's playground and two GoCar parking bays available not just for the residents of the development, but for all. Proposed extended Bin Store for the residents will be also located in this zone. It is proposed to provide a secure enclosure (refer to Landscape Architects details) at the back of the Bin Store, not visible from the road, where the external backup generator for the basement water pumps will be located as described in the Civil Engineer's report.



3.6 LANDSCAPE STRATEGY

The Communal Open Space will be formed around the central green space ("kick about space") surrounded by series of ramps and steps at the perimeter. It is also proposed to provide a quiet sitting area for working from home at the highest point of the landscaped area and an exercise zone with an outdoor equipment for adults as described in detail in the Landscaping Report. The proposed basement car park below will be naturally ventilated which will require selected vents integrated into the landscaped area. The depth of the soil will vary to allow for a great range of planting including trees and hedgerows, as well as to provide a required attenuation. Trees and planting will be visible from majority of the apartments and from the neighbouring buildings.

All proposed flat roofs will be sedum roofs, which will also provide required attenuation as described in the Civil Engineer's report.



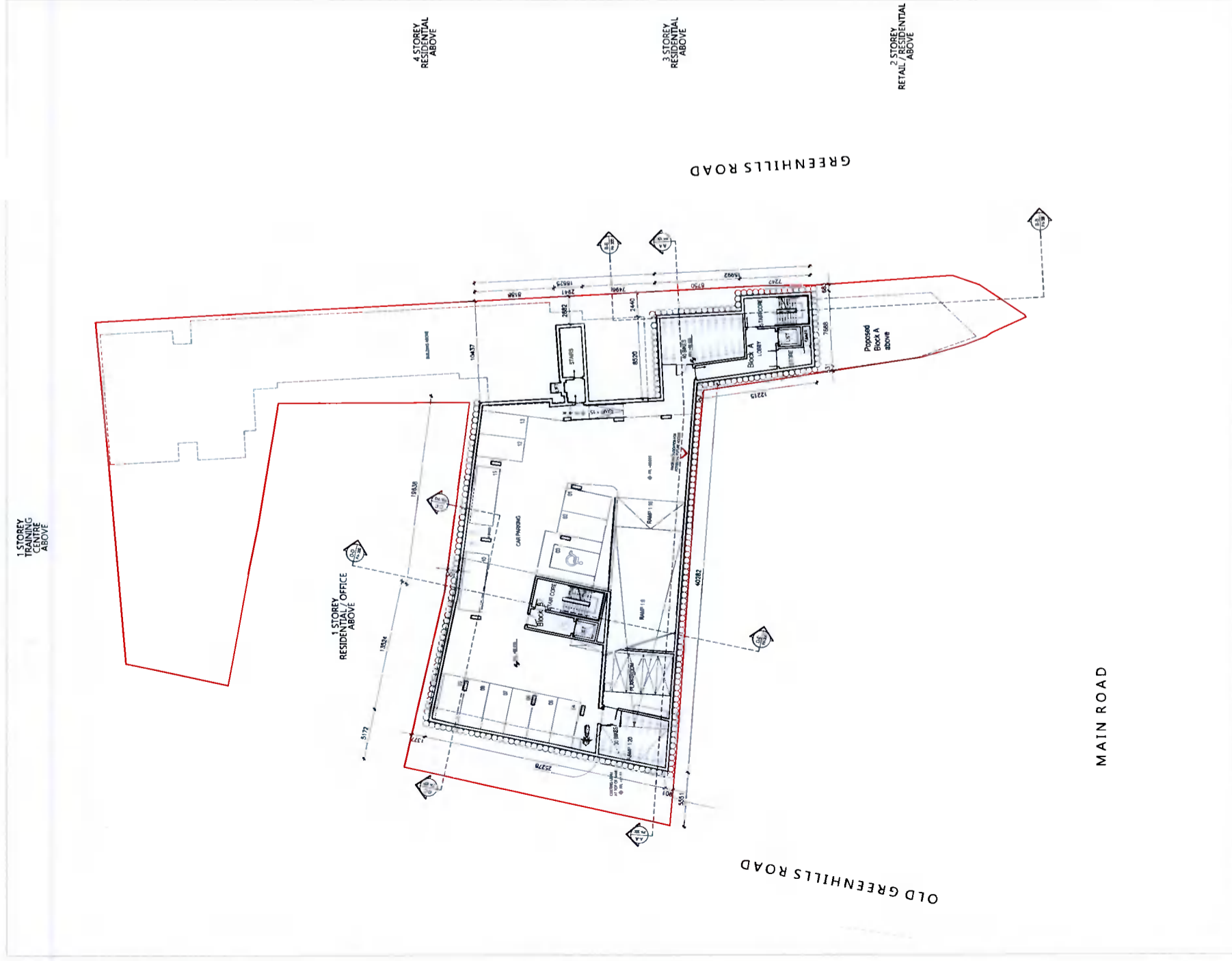
View of Internal Courtyard (Communal Open Space)

MURPHY + SHEANON

Horticulture & Landscape Architecture

4 SELECTED DESIGN DRAWINGS

4.1 PROPOSED BASEMENT & GROUND FLOOR PLAN



Proposed Basement Plan



Proposed Ground Floor Plan

4.2 PROPOSED FIRST FLOOR & ROOF PLAN



Proposed First Floor Plan



Proposed Roof Plan

5 CGI's

5.1 CGI - VIEW 1



View from the Main Street / Greenhills Rd cross - BLOCK A south corner

5.2 CGI - VIEW 2



View from Greenhills Rd (Block A + Existing Building)

5.3 CGI - VIEW 3



View from Old Greenhills Rd towards Main Street (Block B)

5.4 CGI - VIEW 4



View from Main Street towards Old Greenhills Rd

6 SCHEDULE OF ACCOMMODATION

6.1 PROPOSED DEVELOPMENT SUMMARY ACCOMMODATION SCHEDULE

DEVELOPMENT DATA SUMMARY	
SITE AREA	2,342.00 m ²
DEVELOPMENT GFA	4,779.97 m ²
DEVELOPMENT GFA (excluding basement)	3,819.97 m ²
DEVELOPMENT FOOTPRINT	933.40 m ²
PLOT RATIO (3819.97 GFA / 2342.00 Site Area)	1.63
SITE COVERAGE	40%
DENSITY	170.79 Units/Ha.

GREEN OPEN SPACE	730.00 m ²	31%
Total Green Area	247.00 m ²	
	428.00 m ²	
		* Public Open Space
		* Communal Open Space

RESIDENTIAL	GFA [m ²]	Footprint [m ²]
Proposed Block A	1256.00	145.70
Proposed Block B	1393.70	264.00
Existing Block	1290.80	482.70
Existing Bin Store (Footprint includes external enclosure)	14.10	18.30
Proposed Bin Store	25.37	31.40
Demolished Area	239.40	94.90
Demolished Bin Store (Footprint includes external enclosure)	14.10	18.30
SUBTOTAL	3726.47	828.90

COMMERCIAL	GFA [m ²]	Footprint [m ²]
Café at Ground Floor (Block A)	93.50	104.50

PROPOSED BASEMENT	GFA [m ²]	Footprint [m ²]
Total Gross Basement Area (including Car Park with ramp)	916.50	N/A
Plantroom Area in Basement with reduced headroom	43.50	N/A
TOTAL	4779.97	933.40

PARKING		15
Total Car Parking spaces		15
Standard Car Parking spaces	10	
Disabled Parking spaces	1	
Electrical Vehicle Parking spaces	2	
Go Car Parking space on Ground floor	2	
Motorbike parking spaces	1	
Bicycle parking spaces	94	
Short term on Ground Floor	20	
Long term on Basement	74	

RESIDENTIAL UNITS BREAKDOWN			
EXISTING BUILDING			
Apartment type	Existing	Demolished	
Studio	-	-	
1 Bed	8	3	
2 Bed *(3pp)	7	-	
2 Bed duplex (4pp)	2	-	
3 Bed	-	-	
SUBTOTAL	17	3	
PROPOSED BUILDING			
BLOCK A		BLOCK B	
Apartment type	Proposed	Apartment type	Proposed
Studio	1	Studio	4
1 Bed	1	1 Bed	5
2 Bed *(3pp)	4	2 Bed (4pp)	3
3 Bed	5	3 Bed	3
SUBTOTAL	11	SUBTOTAL	15
Total Existing Units		Total Proposed Units	
14		26	
TOTAL RESIDENTIAL UNITS IN DEVELOPMENT			
40			

TOT ARCHITECTS

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