

Patrick Higgins
Glenaraneen, Brittas, Co Dublin, Ireland
D24 V211

DATE: 04/11/2021

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

Planning Ref: SD21A/0284

(previous planning ref SD20A/0286)

Dear Sirs,

I hereby submit my observation on this planning application with e-mail evidence of payment of the fee. My concerns, as owner, relate to the feared negative impact on the operation of adjoining Giraffe childcare centre. This proposed scheme given it's height, bulk, scale and proximity will dwarf the existing childcare facility as well as reducing visibility.

The reasons for refusal by S.D.C.C. of their earlier application ref. SD20A/0286 have not been addressed.

Overshadowing is also worry especially as, in a post pandemic environment, more outdoor play areas may be required at it's existing car park area and this scheme can't be allowed to restrict use optimisation. Concerns also relate to the fire separation / external fire spread being met as per T G D Part B as their building may come within 2m of the Giraffe boundary. The noise and dust likely to arise from construction of such a large scheme could endanger the health and safety of the up to 90 children and Staff at the childcare facility.

The proposed use of the same access road as Giraffe for "emergency use" only is not possible to define or control and is open to abuse that could result in excess traffic & accident risk to children, staff and parents.

Yours sincerely

Patrick Higgins

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Patrick Higgins
Glenaraneen
Brittas
Co Dublin**

Date: 08-Nov-2021

Dear Sir/Madam,

Register Ref: SD21A/0284

Development: Construction of self-storage facility with small ground floor café with total area of 8620sq.m composed of; part basement area consisting of self-storage area, open car parking and area for classic car storage; ground floor containing reception /office area, cafe of 124.5sq.m and self-storage area; first floor containing office area of 112.3sq.m and second and third floor containing self-storage areas; the proposed building is approximately 21.9 metres high from ground floor level; development includes external signage to building plus associated landscaping and drainage works; vehicular access to the ground floor is from the estate road and to the basement level is from the existing shared access road; the proposed site is located to South of N4, to the West of the existing Johnson and Johnson office building, to the north/east of Giraffe Childcare and to the north of Liffey Valley secondary estate road.

Location: Site at Liffey Valley, Dublin 22

Applicant: Oceanglade Ltd.

Application Type: Permission

Date Rec'd: 19-Oct-2021

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.

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, 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

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**