

South Dublin County Council,  
Planning Department,  
County Hall Tallaght,  
Dublin 24, D24 A3XC

9<sup>th</sup> November 2021

RE: **Construction of Self-Storage facility at Liffey Valley Dublin 22**  
**Application No. SD21A/0284** **By Email**

Dear Sirs,

On behalf of our client Giraffe Childcare Ltd., we wish to submit the following observation on the above referenced planning application for; *"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"*.

Our clients are deeply concerned that the proposed building at nearly 16m higher than their existing two storey facility will be totally overbearing and domineering and out of character with the existing buildings in this location.

Our clients also object both to the use of this proposal, which is not in keeping with the showroom and other sales buildings in this part of Liffey Valley and the proposal to introduce vehicular access and parking through the access road currently used exclusively for the Giraffe Childcare facility. Our clients are also concerned that the construction of such a large premises, construction traffic will increase the level of noise and dust and could endanger the health and safety of children and staff at the childcare facility.

We enclose email receipt confirming payment of the observation fee of €20.

Yours sincerely,



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ISO 9001:2008

RJAIRIAH (P)

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**NDBA Architects  
5. Grand Canal Wharf  
South Dock Road  
Dublin 4**

**Date: 10-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.sdublincoco.ie](http://www.sdublincoco.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.sdublincoco.ie](http://www.sdublincoco.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**