

**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)**

**Carew Kelly Architects**  
**21-22, Grafton Street**  
**Dublin 2**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1596	<b>Date of Decision:</b> 13-Dec-2021
<b>Register Reference:</b> SD21A/0284	<b>Registration Date:</b> 19-Oct-2021

**Applicant:** Oceanglade Ltd.

**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

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-Oct-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. (1) Western Access - The Planning Authority remains concerned with the proposed access via the neighbouring childcare facility lands to the south-west of the site. Insufficient information has been provided in regard to the right the applicant may have to use lands outside their control for this access.

However, even if this concern can be overcome the Roads Department still has concerns that this arrangement impacts traffic safety, especially given that both sites would have different types of activities. The applicant is requested, therefore, to submit a revised proposal that relocates this access to a more appropriate location in regard to traffic safety. It is likely that the proposed building and floor area will have to be reduced in size to make way for the revised emergency access. The applicant should liaise with the Roads Department prior to providing a response.

(2) Eastern Access - The proposal includes an access to the east via an existing internal access road on the neighbouring site to the east. Again, there are concerns in regard to control over this access and traffic safety. The applicant is requested to submit evidence that they have legal right to utilise this access. This might be in the form of a written letter, detail of any right of way(s) and/or drawings. A revised layout plan showing a two-way (access/exit) design through this shared access which shows traffic priority and proposed road line markings is requested and should form part of the response to this item of Additional Information.

2. The Planning Authority remains concerned with regard to the visual impact of the proposed design of the structure:

(1) The building would be higher and closer to the northern boundary than neighbouring buildings. The view from the N4 should be slightly redesigned to break-up the façade and introduce more articulation in the design (in its current design it would appear as a bulky development from this view). The applicant should consider providing a setback at the top to reduce the bulk of the building and the top of this setback could also be of a lighter colour. The applicant is requested to submit a revised proposal addressing this concern.

(2) The Planning Authority welcomes the redesign of the front elevation and considers that this somewhat addresses concerns in regard to the visual impact of the building when viewed from the front (south). However, the inclusion of brick (brick similar in colour to the brick structures located both to the east and to the west of the site) within the front (south) and side (east) façade would help strengthen the streetscape at this location and connect the three buildings (proposed and two existing structures). The applicant is requested to submit revised proposals for the southern and eastern façades that incorporate significant sections of brick materials within the design.

3. There are concerns with the reliance on underground attenuation tanks to manage surface water onsite. The surface water drainage proposal is not considered to be sustainable and conflicts with the County Development Plan. SDCC do not approve of underground tanks unless the full natural potential of the site to manage surface water runoff has been explored. The drainage proposals deliver no amenity or biodiversity. The applicant is requested to revisit the design and layout of the proposed development and to submit revised plans and particulars to include:

(a) Natural SuDS features shall be incorporated into the proposed drainage system. The SuDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

(b) The applicant shall show natural SuDS features for the development such as green roofs, grass areas, channel rills, swales, detention basins, attenuation ponds/reed bed/wetlands and other such SuDS and show what attenuation capacity is provided by such SuDS. The use of underground tanks should be avoided.

(c) A detailed SuDS scheme for the proposed development to be agreed with Public Realm. The

SuDS features should be integrated into the landscape proposal with details provided on how they work and their attenuation capacity.

4. The Roads Department requests that the applicant submit the following:
  - (a) A revised layout showing, a demarcated pedestrian route and dropped kerbs within basement and surface carpark.
  - (b) A revised car parking layout to include for an additional mobility impaired space (3 in total) to be located in the basement carpark.
  - (c) A revised layout showing additional bicycle parking spaces located internally for staff members of the development.
  - (d) A revised layout showing bin storage locations and waste collection arrangement.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0284

**Date:** 13-Dec-2021

Yours faithfully,

*Brian Connolly*  
for Senior Planner