

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**21-22, Grafton Street**  
**Dublin 2**

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

<b>Decision Order Number: 0237</b>	<b>Date of Decision: 23-Feb-2022</b>
<b>Register Reference: SD21A/0284</b>	<b>Date: 27-Jan-2022</b>

**Applicant:** Oceanglade Ltd.  
**Application Type:** Additional Information  
**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

Dear Sir /Madam,

With reference to your planning application, additional information received on 27-Jan-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Planning Authority still has concerns in relation to the design and bulk of the building when viewed from the north (Additional Information Item 2). It is considered that the building would

still appear of a significant length and bulk when viewed from the north. Further consideration should be given to improving the articulation along the north elevation by breaking up the bulk of the building. This might involve vertical material changes and/or wall offsets. It is also still not considered that the extent of the blue and yellow colours along the northern elevation are acceptable visually and in terms of the future adaptability of the building. The applicant is requested to further reduce the extent of the blue and yellow cladding on the northern elevation. A full set of revised drawings should be submitted, including a proposed eastern elevational drawing.

2. SDCC's Public Realm Section and Water Services have raised concerns in regard to detail of the response to Additional Item 3. The applicant is requested to submit clarification of additional information as follows:
  - (a) It is unclear what areas of site are being attenuated by proposed attenuation system. Submit a revised drawing to show what areas of site are being attenuated by proposed attenuation system/s. The drawing should also show how and where each area of site is being attenuated. Show how much permeable paving in m<sup>2</sup> is used in attenuation calculations. Show what the total attenuation provided on site is in m<sup>3</sup> for both arched type attenuation and SuDS (sustainable Drainage Systems). If 343m<sup>3</sup> of surface water is proposed then the attenuation provided is undersized by approximately 44%. Prior to submission of clarification of additional information contact Water Services to discuss revised drawing and attenuation calculations.
  - (b) The tree pit detail is inadequate. The applicant is requested to submit a tree pit detail that shows surface water runoff directed through the soil profile within the tree pit rather than directly underground, so it can be used for biodiversity, amenity and water treatment. The applicant is referred to the recently published SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022 for appropriate details.
  - (c) Petrol interceptor/s shall be provided where required as per Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

  
for **Senior Planner**

25-Feb-2022