

Land Use, Planning & Transportation Department  
South Dublin County Council

Date: 20<sup>th</sup> March 2022

Planning Application for extended floor areas at third & fourth floor levels.

Applicant: HSIL Properties

Dear Sirs,

Visitors to the site are generally users of the self-storage units contained within the warehouse. These visitors will generally drive their vehicle to the entrance area in front of the loading bays, access their unit, pack/unpack their vehicle at the loading bay area, store/retrieve goods from their unit and leave. Regular users would be in attendance for somewhere between 15-30 minutes. Most visitors will not utilise a parking space during their attendance at the site.

Where a large house move is going on the removal vans will drive to the loading bay and unpack/pack their vehicles and leave, this process could take a number of hours. Again, the removal companies will not utilise parking spaces during this process.

Visitors will utilise the site constantly over the course of the business day. On a sample day Friday 15<sup>th</sup> October 2021 84 of our customers' individually alarmed units were accessed over the course of the 24-hour day. A certain number of commercial customers will have 24-hour access and can visit the premises outside of normal business hours, and more than one company representative may access the unit on any given day.

Between the hours of 12am and 6am representatives of 1 customer accessed the premises 4 times utilising their personal entry access code.

Between the hours of 6am and 9am representatives of 14 customers accessed the premises utilising their personal entry access code.

Between the hours of 9am and 12pm 32 representatives of customers accessed the premises using their individual personal access code.

Between the hours of 12pm and 3pm 40 customers accessed the premises using their individual personal access code.

Between the hours of 3pm and 6pm 20 representatives of customers accessed the premises using their individual personal access code.

Between the hours of 6pm and 12am 12 representatives of customers accessed the premises using their individual personal access code.

In summary during a sample 24-hour period:

84 units were accessed (some of them multiple times)

122 individual entries in to the building were made by customers or their company representatives.

The busiest sample 3-hour period of the day was between the hours of 12 and 3pm when 40 separate visits occurred.

On further analysing the busiest three-hour period the longest stay of any one individual was 3.5 hours with entry at 9.37am and exit at 13.15pm; otherwise, the stays vary in length from 57 minutes to 1 or 2 minutes.

Delivery trucks and vans will access the business during the course of the day but they will not utilise parking spaces during this time. Most visitors will use the loading bay area as opposed to the parking areas and these visits could take only minutes while a delivery is made to a unit.

Currently there are an excess of car parking spaces serving the site and these are never more than 10% occupied at any one time.

Currently the maximum number of staff on site on a weekday is four and if the proposed extension is granted this will grow to five or six maximum.

Business hours are Monday to Friday 9am to 5.30pm; Saturday 9am to 4pm and Sunday 10am to 4pm.

We trust that this clarifies the position regarding parking and the potential loss of 10 car parking spaces.

We are confident based on our knowledge of the business operations over the past four years that there is more than adequate parking in the new proposed plans. In addition, given our more than 20 years' experience in the self-storage industry customer parking is not highly utilised.

Thank you for your consideration.

Yours faithfully,

Seamus Lonergan

Managing Director