

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

4th May 2022

Formal Submission of Clarification of Additional Information

Re: Request for Clarification of Additional information
Planning Application reg ref : SD21A/284
Decision Order No 0237

LAND USE, PLANNING
& TRANSPORTATION DEPT.
- 4 MAY 2022

RE: Planning application by Oceanglade Ltd for development on site of 0.72 hectares at Liffey Valley, Dublin 22, to the south of the N4, to the west of the existing Johnson and Johnson office building, to the north and east of Giraffe childcare and to the north of Liffey Valley secondary estate road.
The development will consist of the construction of Self-Storage facility with small ground floor café, total area of 8620 sqM 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 124.5 sqM and Self-Storage area, first floor containing office area of 112.3 sqm, and second and third floor containing Self-Storage areas. The proposed building is appx. 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.

Dear sir/madam

I refer to your request for clarification of additional information (dated 23.2.22) in respect of the above and hereby enclose our reply.

The 2 issues raised in the Request for Further Information can be summarised as follows

with responses noted and relevant drawings/report included with this letter.

CRFI 1

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.

Response : We have significantly reduced the amount of blue coloured cladding on the north façade for a more subtle grey, while still retaining a small of blue and a yellow stripe for marketing purposes. The area is small enough that in the event of a change of ownership, the colours can be changed without difficulty (subject to planning if required) as painting over this type of cladding is easily done.

We have also included a glass corridor at the upper level of the north elevation, to help break up the large north façade and to add a 'lighter' material at high level. We have also changed the layout and size of windows on the north façade, including a projecting bay window and larger horizontal openings to break up the large north façade. We feel that these changes, taken together, give a lot more interest, dynamism and depth to the facade and help to break it down visually, reducing its apparent bulk and giving definition by means of projections, recesses, angles and set-backs.

Seen from the N4, it is a striking, interesting, fluid, and dynamic form.

CRFI 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.*
- (b) The tree pit detail is inadequate.*
- (c) Petrol interceptor/s shall be provided where required*

Response : Please refer to the enclosed revised proposals from GDCL .

I trust you find the enclosed in order, but should you have any further queries, please don't hesitate to contact me.

Yours faithfully,


Barry Kelly

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