

Register Reference: SD22A/0418 **Date:** 18-Nov-2022
Development: Modifications to the self-storage facility and ground floor cafe permitted under Ref. SD21A/0284 comprising of an increase in the gross floor area from 8, 008sq.m to 19, 673sq.m as a result of an increase in the total number of internal floors from 4 to 7 levels, extension of the basement and an increase in building length along the northwest corner of the building; An increase in the overall building height of 1.5m; Minor internal layout alterations; Minor alterations to the roof layout; Elevational changes including alterations to the external north and west facade and an increase in depth of canopy on the south facade; Relocation and reconfiguration of the car parking and provision of reserved bay for larger vehicles, inclusion of an additional 5 EV spaces (10 in total), there is no proposed change to the overall number of permitted car parking spaces; Provision of 20 covered bicycle parking spaces; Alterations to internal access road and landscaping; Provision of additional landscaping and all associated and ancillary site works.

Location: Liffey Valley, Dublin 22
Applicant: Oceanglade Ltd
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Recd: 04-Nov-2022
Decision Due Date: 09-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

- Modifications to the self-storage facility and ground floor cafe permitted under Ref. SD21A/0284
- comprising of an **increase in the gross floor area from 8, 008sq.m to 19, 673sq.m** as a result of an increase in the total number of internal floors from 4 to 7 levels
- extension of the basement and an **increase in building length** along the **northwest** corner of the building
- An increase in the overall building height of 1.5m
- Minor internal layout alterations; Minor alterations to the roof layout
- Elevational changes including alterations to the external north and west facade and an increase in depth of canopy on the south façade

- Relocation and **reconfiguration of the car parking** and
 - **provision of reserved bay** for larger vehicles
 - inclusion of an **additional 5 EV spaces** (10 in total)
 - there is **no proposed change to the overall number of permitted car parking spaces**
- **Provision of 20 covered bicycle parking spaces**
- **Alterations to internal access road** and landscaping
- Provision of additional landscaping and **all associated and ancillary site works.**

Granted: SD21A/0284



Amended



Access & Roads Layout:

“Alteration to internal access road” include:

1. Reduced radius on NE corner – will reduce traffic speed and is welcomed
2. Circular road arrangement proposed – Roundabout? Markings? Purpose?
3. Large increase in parking to the rear of the building (no overall change stated)
4. Turning head for emergency vehicles proposed – AutoTRAK analysis required.
5. N-S link road
 - a. Road priority is not clear
 - b. Exit arm from rear car-park – Stop text and triangle on wrong side

Roads Department – Planning Report

Fire Safety:

Are all areas of the proposed development within reach for fire-emergency services?
Confirmation required/Letter from fire safety consultant.

Car-parking:

There is a significant increase of GFA (11,665 sq.m) proposed. Stated 'there is no proposed change to the overall number of permitted car parking spaces' and pre-planning notes would justify the rationale. No issues arise.

Bins:

Applicant to demonstrate bin truck access/egress using AutoTRAK.

Roads recommend that additional information be requested from the applicant:

1. Applicant to explain the purpose for the proposed circular road feature to the rear carpark – Is it a roundabout? If road markings are required, applicant to submit revised drawing showing same?
2. Applicant to provide a letter from a fire consultant stating that the proposal would allow for fire-fighting services to access the site as necessary.
3. Applicant to demonstrate bin truck access/egress using AutoTRAK to the Refuse Collection area to the front.
4. Applicant to provide a revised layout showing AutoTRAK analysis for emergency vehicles at the proposed turning head.
5. Applicant to submit a revised layout showing:
 - a. Clear traffic priority at the junction with Johnson & Johnson
 - b. Proposed road-markings and road signage for this junction
 - c. Stop text and triangle to be switched to the correct side of the road at the exit from the rear carpark.

Should the permission be granted, the following conditions are suggested:

1. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
4. Any road signage or road markings to be installed shall comply with most up to date Chapter 5, 6 & 7 of the Traffic Signs Manual.
5. Bicycle parking must be covered in line with National Cycle Manual guidelines.