

Tom Phillips & Associates
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Dublin 2

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

Decision Order Number: 0021	Date of Decision: 09-Jan-2023
Register Reference: SD22A/0418	Registration Date: 04-Nov-2022

Applicant: Oceanglade Ltd

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Nov-2022 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. The Applicant is requested to calculate the Green Space Factor (GSF) to ensure that it has been met. Measures such as blue/green rooves could be considered if necessary to achieve the GSF. Section 12.4.2 of the South Dublin County Development Plan 2022-2028 provides further detail on the requirements for the GSF as part of planning applications. The Green Space Factor calculator and Guidance Note can be found online in the adopted plan related documents at:

<https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents>.

2. The following information is required in relation to the proposed vehicular access and circulation:
 - (i) An explanation of 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?
 - (ii) Provide a letter from a fire consultant stating that the proposal would allow for fire-fighting services to access the site as necessary.
 - (iii) Demonstrate bin truck access/egress using AutoTRAK to the Refuse Collection area to the front.
 - (iv) Provide a revised layout showing AutoTRAK analysis for emergency vehicles at the proposed turning head.
 - (v) 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.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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: SD22A/0418

Date: 09-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**