

MANAHAN PLANNERS

Town Planning Consultants

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24th April 2023

Planning Registry,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5,



Re: Response to Request for Further Information in relation to proposed hotel development at a site known as Site D, Liffey Valley Office Campus, Dublin 22. Reg. Ref. SD23A/0001.

Dear Sir/Madam,

On behalf of our client, Winmar Developments Unlimited Company, we wish to respond to the Request for Further Information from South Dublin County Council, dated 28th February 2023, in relation to the planning application referenced above.

As part of this RFI response, we enclose the following:

- 6 copies of a Response Statement prepared by Manahan Planners,
- 6 copies of the Architectural Design Statement and Drawing pack from EMD Architects, the drawings being as follows;
 - P-00 A Block plan
 - P-01 A Site plan
 - P-02 A Ground floor plan (Level 0)
 - P-06 A Basement plan (Level -1)
 - P-07 A Basement plan (Level -2)
 - P-10 A South-east elevation & contiguous elevation
 - P-11 A North & North-east Elevation
 - P-12 A West & South-west Elevation
 - P-20 A Section A-A & C-C
 - P-21 A Section D-D & H-H
 - P-23 A Section F-F & South-west boundary elevation
 - P-24 A Section B-B & L-L, J-J & K-K
- 6 copies of a Technical Note response, revised Civil Engineering Report and Drainage Layout Drawings prepared by MMOS Consulting Engineers. Drawing numbers as below.
 - MMS-ZZ-ST-DR-C-10000; Foul Water Layout Plan
 - MMS-ZZ-ST-DR-C-10001; Surface Water Layout Plan
 - MMS-ZZ-ST-DR-C-10002; Watermain Layout Plan
 - MMS-ZZ-ST-DR-C-10003; Basement Level -2 SW Run-off & Collection GA
 - MMS-ZZ-ST-DR-C-10004; Proposed Surface Water Longitudinal Sections
 - MMS-ZZ-ST-DR-C-10005; Proposed Foul Water Longitudinal Sections
 - MMS-ZZ-ST-DR-C-10008; Sections 1-1, 2-2 & 3-3
- 6 copies of a Confirmation of Feasibility Letter from Irish Water,

- 6 copies of a Green Infrastructure Strategy, Public Art Strategy, Landscape Masterplan and SUDS Details drawings and a Green Space Factor (GSF) Worksheet prepared by Gannon + Associates,
- 6 copies of CGI verified view photomontage images and Daylight & Sunlight Assessments prepared by Digital Dimensions.

We trust this is to your satisfaction and we look forward to hearing back from you in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read "A. Manahan".

Tony Manahan
Manahan Planners

EMD Architects

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Liffey Valley, Site D, Hotel Proposal.

Proposed Development;

Construction of a 7 storey hotel building over 2 basement levels comprising of 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces; Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.



Design Statement

17th April 2023

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