

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

PLANNING COUNTER

04 SEP 2023

RECEIVED30th August 2023**Formal Submission of Compliance with Planning Condition**

Re: Planning Application reg ref : SD22A/0418. Final Grant date : 20 Mar 2023

RE : 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.

Formal compliance with Condition no 8 .

Dear sir/Madam

We hereby submit our formal compliance in respect of Condition 8 of the planning permission reg ref : SD22A/0418.


Condition 8. Roads Prior to development the applicant shall provide a revised layout showing AutoTRAK analysis of car parking spaces numbered 44, 45, 46 and 47 to demonstrate that vehicles can safely egress from the spaces and the subject sites. *REASON: In the interest of public safety, proper planning and sustainable development.*

Compliance Refer to enclosed drawing USLV-GDE-ZZ-DR-C-0012, prepared by GDCL Engineers

We note that the drawing, as prepared by GDCL engineers, shows that vehicles can safely egress from each of the spaces marked 44 to 47

I trust the above is in order, but should you have any queries, please do not hesitate to contact me.

Yours faithfully



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