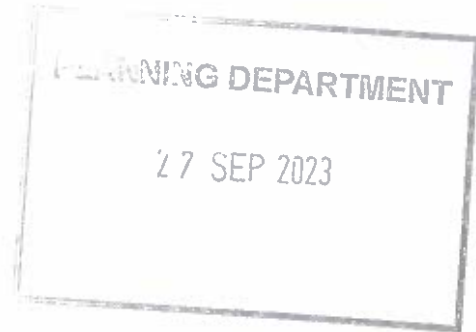


Planning Department,
South Dublin County Council,
County Hall
Town Centre
Tallaght
Dublin 24

COMPLIANCE.

26 Sep 2023



Formal Submission of Further Information

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 Conditions no 3, 4 and 5 .

Dear sir/Madam

We hereby submit our formal compliance in respect of Conditions 3, 4 and 5 of the planning permission reg ref : SD22A/0418.

We have informally submitted our Landscape proposals to the Public Realm Section of Dublin Co Co by e-mail and have corresponded with them during July and August 2023. We have copied this letter directly to them in order that they remain fully informed.

We enclose our drawings as follows :

USLV-CKA-418 Proposed Hardscaping Plan

USLV-LAN-001 Proposed Landscape Plan

Condition 3. Revised Landscape Plan Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include details of hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development. The site shall be landscaped strictly in accordance with approved details in the first planting season after completion of the development. Details shall include: (i) a scaled plan

showing all existing vegetation and landscape features to be retained and trees and plants to be planted; (ii) location, type and materials to be used for hard landscaping including specifications, where applicable for: a) permeable paving b) tree pit design c) underground modular systems d) SUDS (iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants; (iv) specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and (v) types and dimensions of all boundary treatments

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within the CDP 2022-2028.

Compliance Please refer to enclosed drawings

Condition 4. Planting Plan Prior to the commencement of development, the applicant shall submit for agreement with the Public Realm Section a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semimatures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually appealing, bio-diverse, and easily managed.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2022-2028.

Compliance Please refer to enclosed drawings

Condition 5. Retention of Landscape Architect i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement. ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals. iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2022-2028.

Compliance Kate McDermott has been retained as Landscape Architect by our mutual Client , under the auspices of OMS architects; Kate's CV is as follows :

KATE MCDERMOTT - Landscape Architect

Kate is an Architect and Landscape Architect working for 30 years in the field of Architecture, Landscape Architecture and Urban Design in a wide range of projects encompassing cityscapes, park design, commercial and institutional landscapes with a strong emphasis on ecology and biodiversity.

Kate is responsible for the detail design, tender/specification and delivery of the Landscaping for the Liffey Valley Unit. Kate McDermott is a fully qualified Landscape Architect with over 30 years of experience who has prepared the Landscape design for the current application. She is familiar with the site and the Architectural design intention and having the Landscape design in-house allows for a great degree of control and coordination both in terms of integrating the design and in ensuring the timely delivery of proposals.

Qualifications :

1989 : B.A.(Honours) in Landscape Architecture & Graduate Diploma in Landscape Architecture, Leeds Polytechnic, UK

1996 : B. Architectural Science & Diploma in Architecture, DIT

Member of the Landscape Institute.

We would note that Condition no 2 requires the following :

2. Parent Permission Apart from the proposed development hereby permitted, the conditions of the parent permission, SD21A/0284 shall apply. *REASON: In the interest of clarity*

The relevant conditions from the "Parent permission" are 5 and 6.

Condition 5 requires the protection of the existing trees, and that will be complied with before construction gets underway.


Parent permission SD21A/0284 Condition 5. Existing Tree Protection (a) In areas to be planted, any existing trees should be retained. i) Prior to the commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout tree protection fencing in accordance with BS 5837: 2012. This protective fencing shall enclose an area covered by the crown spread of the branches, or at a minimum a radius of two meters on each side of the hedge for its full length, and shall be maintained until the development has been completed. ii) No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. iii) No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained. iv) Fencing to be in accordance with BS 5837: 2012 Trees in relation to Design, Demolition and Construction. *REASON: To ensure the protection of trees to be retained on site in the interests of climate adaptation, biodiversity, visual amenity, proper planning and sustainable development.*

Condition 6 replicates the requirements of Condition 5 in the Subsequent planning permission
reg ref : SD22A/0418

Parent permission SD21A/0284 Condition 6. Landscape and SuDS i) Prior to the commencement of development, the applicant/developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement. ii) The landscape plans (Drawing No. 20-04-220, Oct 21) as submitted to the Planning Authority shall be carried out within the first planting season following substantial completion of overall construction works. ii) All Planting shall be adequately protected from damage until establishment. Any plants which die, are removed or become seriously damaged or diseased, within a period of 3 years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. iii) Installation of SuDS attenuation tree pits (Drawings P2005-C-205 and P2005-C-210 submitted to the Planning Authority in 4th May 2022) shall be supervised by the project landscape architect. iv) The applicant's landscape architect shall provide a certificate of completion with the approved landscape proposals to the Planning Authority within six months of substantial completion of the development. REASON: In the interests of compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape; proper planning and sustainable development of the area and to ensure full and verifiable implementation of the approved landscape design.

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

Yours faithfully



Barry Kelly B.Arch FRIAI
Director
For
Carew Kelly Architects