

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

COMPLIANCE

8th January 2024

Formal Submission of Compliance with Planning Conditions

Re: Planning Application reg ref : SD21A/0284. Final Grant date : 04 May 2022

Construction of self-storage facility with small ground floor café with total area of 8620sq.m composed of; part basement area consisting of self-storage area, open car parking and area for classic car storage; ground floor containing reception /office area, cafe of 124.5sq.m and self-storage area; first floor containing office area of 112.3sq.m and second and third floor containing self-storage areas; the proposed building is approximately 21.9 metres high from ground floor level; development includes external signage to building plus associated landscaping and drainage works; vehicular access to the ground floor is from the estate road and to the basement level is from the existing shared access road; the proposed site is located to South of N4, to the West of the existing Johnson and Johnson office building, to the north/east of Giraffe Childcare and to the north of Liffey Valley secondary estate road.

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 4(c), 4(e) and 4(g) of the parent permission, SD21A/0284

Dear sir/Madam

We hereby submit our formal compliance (4 copies of documents/drawings enclosed) in respect of Conditions 4(c) 4(e) and 4(g) of the planning permission reg ref : SD21A/0284 on foot of condition no 2 of the amended permission SD22A/0418, which is as follows :

SD22A/0418

Condition no 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.

Land Use Planning & Transportation

10 JAN 2024

South Dublin County Council

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SD21A/0284

Condition 4. (c) Prior to commencement of development, a Stage 2 Road Safety Audit for the development shall be submitted and be agreed with the Roads Department .

Compliance Enclosed stage 2 road safety audit prepared by Bruton Consulting Engineers. Refer also to enclosed drawing *USLV-CKA-XX-00-DR-A-1401- Proposed Ground Floor Plan*, prepared by Carew Kelly Architects and drawing *USLV-GDE-00-DR-C-0004 – Proposed Surface Water Layout* prepared by GDCL Engineers.

Condition 4. (e) A Public Lighting Design for the development must be submitted and agreed in writing with the Planning Authority.

Compliance Refer to enclosed drawing *USLV-AXE-XX-ZZ-DR-E-60102* and *QF53 P23022 Luminaire Schedule*, both prepared by Axis Engineering.

Condition 4. (g) 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.

Compliance The area of the development is all entirely within the red line site which shall not be taken in charge.

We would also like to take the opportunity to confirm that Condition no 6 of the parent permission (SD21A/0284) has been satisfied by both the amended application SD22A/0418 and the compliance submissions in respect of conditions 3, 4 and 5 of the amended application (SD22A/0418) which have been submitted and approved by yourselves. - other than those requiring post completion certification, which will be submitted upon completion.

With regard to Compliance condition 7(h) and condition 10 of the Parent permission, namely :

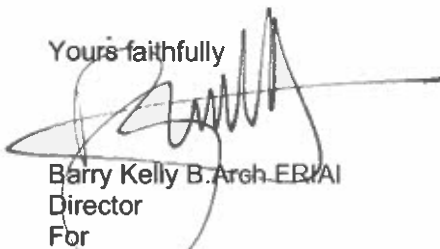
7(h) The Environmental Health Department must be notified prior to commencement of the café development. Prior to commencement full consultation shall take place with the Environmental Health Department with regard to layout and proposed finishes.

10 Prior to the occupation of the ground floor cafe unit, the following detail shall be submitted to and agreed in writing by the Planning Authority: a) Opening hours; b) Layout and window treatment.

We would note that we do not currently have a tenant on board for the operation of the café and it is intended to construct it to Shell and core standard until such time as an operator is appointed and they are in a position to submit the information required.

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. EIR/Al
Director
For

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