

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0687	
1. Location	Retail Park West, Liffey Valley, Coldcut Road, Clondalkin, Dublin 22.		
2. Development	Alterations and additions to Unit 9 of previously approved permission (Reg. Ref. S99A/0463), to include alterations to ground floor, new access stairs, storage/ancillary mezzanine level and rear elevational amendments including rear loading bay doors.		
3. Date of Application	05/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/12/2000 2.	1. 2.
4. Submitted by	Name: Project Architects, Address: The Priory, St. Johns Lane West, Dublin 8.		
5. Applicant	Name: Smyths Toys Ltd., Address: 31A Sean Mulvoy Road, Sean Mulvoy Commercial Centre, Galway.		
6. Decision	O.C.M. No. 2642 Date 01/12/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

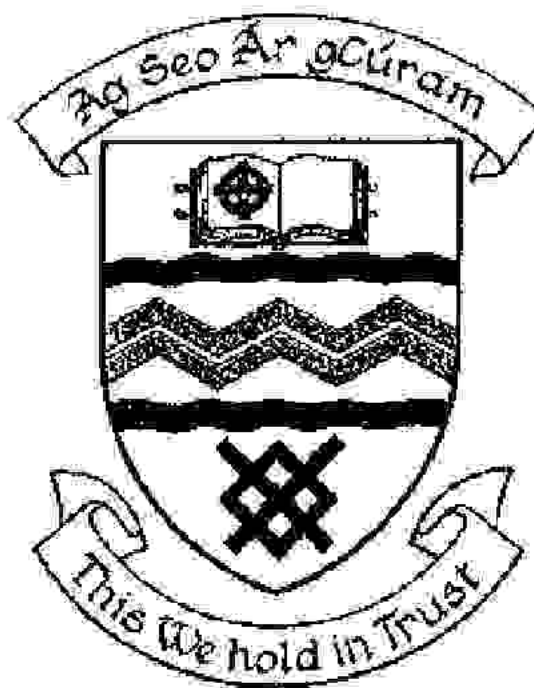
Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
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County Hall,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2642	Date of Decision 01/12/2000
Register Reference S00A/0687	Date: 05/10/00

Applicant Smyths Toys Ltd.,
Development Alterations and additions to Unit 9 of previously approved permission (Reg. Ref. S99A/0463), to include alterations to ground floor, new access stairs, storage/ancillary mezzanine level and rear elevational amendments including rear loading bay doors.

Location Retail Park West, Liffey Valley, Coldcut Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/10/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 In relation to car parking provision, the applicant shall indicate the following:
 - (a) How it is proposed to accommodate the additional car parking requirement arising from the development, which is estimated to be 26 spaces.
 - (b) Whether it is within the applicant's power to provide additional car parking on site, and spell out the precise nature of their legal interest in the site (both in relation to the unit itself and the car parking areas of the Retail Park).

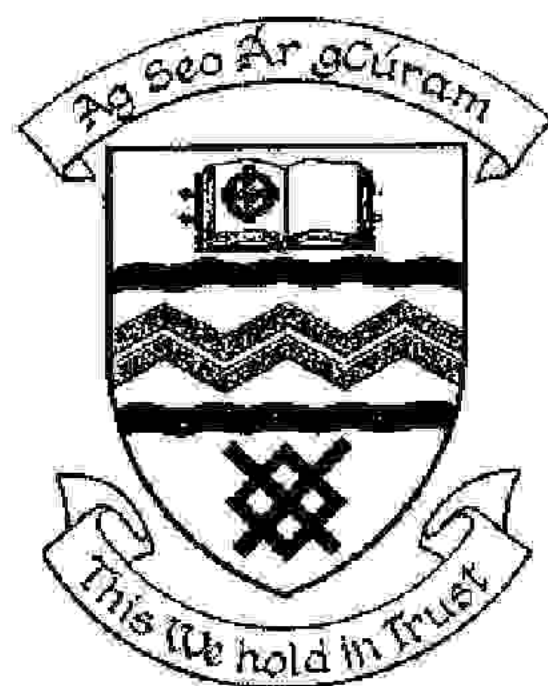
The applicant shall note that the revised parking plan which had been submitted with permissions granted under S00A/0430 and S00A/0431, cannot be considered justification for permitting the current proposal. An inspection of the occupied units within the Retail Park carried out on

Project Architects,
The Priory,
St. Johns Lane West,
Dublin 8.

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REG REF. S00A/0687

22/11/00 showed that of the units currently occupied, Unit 4 (trading as Magnet) and Unit 11 (trading as Motorstore) appear to have developed full mezzanine floors. The revised parking agreement stated that these units would have mezzanine floors of 186sq.m. (Unit 4) and 93sq.m. (Unit 11) representing 29% and 17% respectively of the ground floor areas.

Further, the applicant shall note that the Planning Authority is concerned about the possible precedent which a grant of permission could establish for further similar extensions of other units within the Retail Park. In addition to the creation of demand for additional car parking, there would be a need to assess the transportation impact and the retail impact of any significant increase in the retailing area of the Retail Park.

- 2 (a) In view of the definitions of retail warehousing units (both in the Retail Planning Guidelines and the Development Plan) as normally single level units in which the retailing and storage activities share the same floor level, the applicant is requested to clarify the need for such a large storage area on a separate level. The applicant shall address the particular requirements of Smyths Toys in response to this. The Planning Authority is aware that the store in Tallaght appears to use the ground floor for storage/retailing. An upper floor has been in use as a separate office.
- (b) The applicant shall indicate if it is proposed to use any of the ground floor for storage purposes.
- (c) The applicant shall indicate how goods are to be conveyed between the ground and proposed floor, i.e., is a lift proposed or are staff expected to carry goods up and down stairways?

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

01/12/00