

Our Ref: Liffey Valley



22nd October 2021

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Dear Sir/Madam,

RE: Planning application to amend the permitted development as granted under South Dublin County Council Reg. Ref. No. SD19A/0320 and An Bord Pleanála Ref. No. 306251-19. The proposed development will consist of: i) the erection of 2 no. bus shelters comprising bus stop signage, real time passenger information units and advertising panels on the Fonthill Road; and ii) minor alterations to the permitted Fonthill Road layout at Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

Introduction

Please find enclosed a planning application prepared on behalf of our client, Liffey Valley Management Limited. This application relates to amendments to the permitted development under Planning Application Reg. Ref. No. SD19A/0320 (ABP Ref. No. 306251-19).

The purpose of this letter is to provide an overview of the planning package submitted to South Dublin County Council and to demonstrate that the submission meets all validation requirements stipulated by the Planning and Development Regulations, 2001 (as amended) and by the South Dublin County Council Planning Department.

Background to Planning Application

In October 2019, a planning application was submitted to South Dublin County Council for a proposed new bus interchange facility at Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22 (Planning Application Reg. Ref. No. SD19A/0320). The application comprised a new bus interchange facility, along with a redesigned car park layout, landscaping improvements and road infrastructure upgrades. The purpose of this development was to improve sustainable travel choices for customers and staff visiting the Liffey Valley Shopping Centre. South Dublin County Council granted permission for the development in December 2019.

The Decision to Grant Permission by South Dublin County Council was subject to a Third-Party Appeal (ABP Ref. No. 306251-19), however An Bord Pleanála upheld the decision to grant permission for the development in September 2020. The Inspector stated that the Bus Interchange would *"assist with creating a modal shift towards sustainable transport modes and reduce dependency*

on the private car trips to the Centre" and further that "the proposed development represents one element of a wider long-term strategy to create an integrated transport network that serves Liffey Valley Shopping Centre and the surrounding area." As set out, it is evident that the approved bus interchange facility will have significant sustainable transportation benefits for customers and visitors to the Shopping Centre along with residents in the locality.

Proposed Development

The proposed development will consist of amendments to the permitted development previously granted under South Dublin County Council Reg. Ref. No. SD19A/0320 and An Bord Pleanála Ref. No. 306251-19. The proposed amendments include:

- i. the erection of 2 no. bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side);
- ii. road alterations on Fonthill Road comprising of the amendment of staggered to straight toucan crossings, the addition of a new straight toucan crossing, the replacement of bus layby areas with bus islands, and the removal of a left slip lane; and
- iii. all associated site services and site development works.

The Bus Interchange Development, as permitted, is being brought forward to enhance sustainable accessibility to the Centre in order to improve the visitor experience and to future proof the development. Following consultation with the National Transport Authority (NTA) and through the detailed design process, the requirement for the proposed minor amendments as outlined above were identified in order to adhere to the NTA's Preliminary Design Guidance Booklet for BusConnects Core Bus Corridors. The minor amendments as proposed are outlined further in the Technical Note prepared by Systra which accompanies this application.

Documents Submitted as Part of this Planning Application

In accordance with the requirements of the Planning and Development Regulations 2001, as amended, and with the specifications set down in the Planning Authority guidance notes, this planning package includes the following:

- Planning Application Form
- Letter of Consent
- Planning Fee
- Public Notices (Newspaper & Site)
- Application Drawings
- Systra Technical Note

Planning Application Form

Six copies of the completed application form are submitted as part of the planning pack. The application form is signed and dated 22nd October 2021.

Letter of Consent

Please find attached in Appendix I a Letter of Consent for the making of this planning application form by the landowners BVK Elektra 2 Liffey Phase 1 ICAV and BVK Highstreet Retail Liffey Development Limited.

Planning Fee

A cheque made payable to 'South Dublin County Council' in the amount of €240.00 being the appropriate fee is enclosed. The planning fee has been calculated on the basis that the proposed application is for permission and that the development is of the type covered by Class 9 (Column 2) and Class 13 (Column 2) of Section 2 of Schedule 9, of the Planning and Development Regulations 2001, as amended. The calculation of the planning fee is set out as follows:

Class	Amount	Fee
9 – <i>The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements</i>	€20 per sq. metre or part thereof (minimum €80)	2 no. two-sided advertising panels at c.1.9sq.m each (i.e. 4 no. signage areas in total) €160
Class 13 – <i>Development not coming within any of the foregoing classes</i>	€80 or €10 per 0.1 hectare, whichever is greater	Road alterations and bus shelters €80
Total Fee*		€240.00

*Note: The planning fee was discussed and agreed with David McIntyre of the Planning Department on 7th October 2021.

Public Notices

Six copies of the Newspaper Notice, including the original copy, which appeared in the Irish Daily Star, dated 21st October 2021, are submitted with this application. In addition, six copies of the Site Notice as erected on the 21st October 2021 at the 7 no. locations as indicated on the Site Location Plan (Drawing No. PL0000), are enclosed. The site notices have been erected on a white background as no valid planning application has been lodged in respect of the subject application red line development area in the last six months. As such, the site notices have been erected on site in full compliance with Article 19 of the Planning and Development Regulations 2001, as amended.

Application Drawings

Six copies of all planning application drawings as prepared by Systra and Henry J Lyons Architects are enclosed. Six copies of a supplementary Technical Note as prepared by Systra is also included in the application pack. The application drawing pack has been prepared in accordance with Article 23 of the Planning and Development Regulations 2001, as amended. In addition, six copies of the Schedule of Drawings setting out the contents of the drawing pack are enclosed.

Conclusion

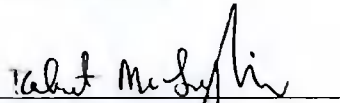
This application seeks planning permission for minor amendments to the permitted 'Bus Interchange' development previously granted under South Dublin County Council Planning Application Ref. Ref. No. SD19A/0320 (An Bord Pleanála Ref. No. 306251-19) and includes the

**AVISON
YOUNG**

provision of 2 no. new bus shelters and minor road alterations on the Fonthill Road at the Liffey Valley Shopping Centre, Clondalkin, Dublin 22.

We trust that the contents of this planning package are in order and we look forward to receipt of an acknowledgement and validation of documentation submitted at your convenience. If any clarification is required, please do not hesitate to revert to us.

Yours faithfully,



Robert McLoughlin

Principal

01 661 8500

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For and on behalf of Avison Young Planning and Regeneration Limited



Appendix I – Letter of Consent

20th October 2021

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Hines

RE: Planning application to amend the permitted development as granted under South Dublin County Council Reg. Ref. No. SD19A/0320 and An Bord Pleanála Ref. No. 306251-19. The proposed development will consist of: i) the erection of 2 no. bus shelters comprising bus stop signage, real time passenger information units and advertising panels on the Fonthill Road; ii) minor road alterations to the permitted Fonthill Road layout and iii) all associated site services and site development works at Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

The Co-Owners of the property, BVK Elektra 2 Liffey Phase 1 ICAV and BVK Highstreet Retail Liffey Development Limited consent to Liffey Valley Management Limited making a planning application for the above-mentioned development at Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

Yours faithfully,



Anne Donnelly
Senior Development Manager
Hines Real Estate Ireland Limited
For and on behalf of BVK Elektra 2 Liffey Phase 1 ICAV & BVK Highstreet Retail Liffey Development Limited

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