

Our Ref: Liffey Valley Entrance Signage

16th December 2021

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Dear Sir/Madam,

RE: Planning application for development consisting of 1 no. freestanding and illuminated entrance signage structure (c.5.46 metres in height and c.12.15 metres in length) displaying the words "Liffey Valley" located adjacent to Fonthill Road and all associated ancillary site development works 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. 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. The application was appealed and ultimately granted by An Bord Pleanála (Ref. 306251-19) in September 2020. Construction work to deliver the granted development has now commenced on site.

Proposed Development

The proposed development will consist of consisting of 1 no. freestanding and illuminated entrance signage structure measuring c.5.46 metres in height and c.12.15 metres in length. The entrance signage will display the words "Liffey Valley" on individual signage posts and be located adjacent to Fonthill Road.

The proposed signage will appropriately complement the significant improvements being presently delivered under the bus interchange permission through the provision of new signage at the Liffey Valley Shopping Centre. The proposed signage will be a welcoming feature for customers and visitors upon arrival at the Shopping Centre. The proposed signage is of an appropriate design and appearance for this location, being a Major Retail Centre, with such signage being commonly found at large shopping centres and primary retail locations such as Liffey Valley.

The proposed entrance signage accords with the provisions of Retail Policy 4 (Liffey Valley Major Retail Centre) as set out within the current South Dublin County Council Development Plan, and in particular, R4 Objective 5 which seeks to:

'To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit.'

The entrance signage will appropriately enhance the quality of the public realm at Liffey Valley Shopping Centre, particularly when considered in tandem with the improvements already being delivered on the ground under the approved bus interchange development.

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 & Information

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 16th December 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

An Electronic Fund Transfer (EFT) made payable to South Dublin County Council for the amount of €1,326.78, being the appropriate fee, was made on 14th December 2021. Please find attached at Appendix II evidence of the payment made from Avison Young with the associated reference 'Liffey Valley Shopping Centre Signage'. 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) 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)	Signage with a total area of 66.339 sq.m. (66.339 sq.m. x €20.00 = €1,326.78)
Total Fee		€1,326.78

Public Notices

Six copies of the Newspaper Notice, including the original copy, which appeared in the Irish Daily Star, dated 16th December 2021, are submitted with this application. In addition, six copies of the Site Notice as erected on 16th December 2021 at the locations as indicated on the associated Site Location Plan are also enclosed. The site notices have been erected on a yellow background due to a valid planning application (Reg. Ref. SD21A/0291) having been lodged in respect of the subject application red line development area within 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.

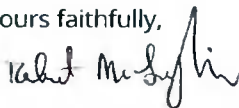
Application Drawings

Six copies of all planning application drawings as prepared by Henry J. Lyons Architects and MMOS are enclosed. Six copies of a supplementary Signage Design Statement prepared by Niall Montgomery & Partners (landscape architects) 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 a new entrance signage structure 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

robert.mcloughlin@avisonyoung.com

For and on behalf of Avison Young Planning and Regeneration Limited



Appendix I – Letter of Consent

16th December 2021

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Hines

Re: Planning Application at the Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22 comprising of 1 no. freestanding and illuminated entrance signage structure (c.5.46 meters in height and c.12.15 meters in length) displaying the words "Liffey Valley" located adjacent to Fonthill Road and all associated ancillary site development works.

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

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

HINES REAL ESTATE IRELAND LIMITED

Third Floor,
Central Quay,
Riverside IV,
Sir John Rogerson's Quay,
Dublin
P +353 (1) 799 9900
Directors: Brian Moran, Brian Glynn

Registered in Dublin
Ireland
No. 511148

Registered Office:
Block 2, First Floor
Clanwilliam House
Clanwilliam Place,
Dublin 2



Appendix II - Ulster Bank EFT Documentation

Standard Domestic - reference 32301341

Payment details are as follows.

Payment information

Status: Accepted as at 14/12/2021 at 07:03

Last updated by: SYSTEM

Last updated: 14/12/2021 at 07:03

Bank reference:

Authoriser user ID: ROBERTC

Authorised: 13/12/2021 at 16:25

Template reference:

Import file reference:

Imported:

Payment details

Debit account:

IE59ULSB98502004248033 AVISON YOUNG PLANNIN

Your reference: SOUTH DUBLIN C C

Date payment committed:

14/12/2021

Payment amount: EUR 1,326.78

Date payment to leave account*:

14/12/2021

Funds check date: 14/12/2021

*Note: The Beneficiary's Bank may not make the funds available to the Beneficiary on this date.

Beneficiary details

Beneficiary name:

SOUTH DUBLIN C C

BIC:

AIBKIE2DXXX

Beneficiary account:

IE14AIBK93331731000029

Account holding branch: AIB BANK

Beneficiary reference:

AVISON YOUNG PLANN

AIB

Information for the beneficiary:

LIFFEY VALLEY SHOPPING CENTRE
SIGNAGE.

10 MOLESWORTH STREET

DUBLIN

Date payment to arrive: 14/12/2021

Note: This information does not represent an advice of payment; it simply shows the current state of the payment instruction.

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Yours faithfully,

Anne Donnelly

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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P +353 (1) 799 9900
Directors: Brian Moran, Brian Glynn

Registered in Dublin
Ireland
No. 511148

Registered Office:
Block 2, First Floor,
Clanwilliam House
Clanwilliam Place
Dublin 2.

DRAWING / DOCUMENT ISSUE REGISTER LVSC-HJL-SC-XX-RG-A-0000

CLIENT:				JOB NO		PLANNING									
Liffey Valley Management Ltd.				950745											
JOB:				DAY	10										
Liffey Valley Shopping Centre - Entrance Signage				MONTH	12										
				YEAR	2021										
DRC. NO	DRAWING TITLE	SCALE	SIZE	FORMAT	REVISIONS										
0000 SITE															
LVSC-HJL-SC-00-DR-A-0000	LVSC Entrance Signage - Site Location Plan	1:1000	A0	PDF	C01										
LVSC-HJL-SC-00-DR-A-0001	LVSC Entrance Signage - Existing Site Plan / Existing Floor Plan	1:500	A0	PDF	C01										
LVSC-HJL-SC-00-DR-A-0011	LVSC Entrance Signage - Proposed Site Plan / Proposed Floor Plan	1:500	A0	PDF	C01										
1000 PLANS															
LVSC-HJL-SC-00-DR-A-1000	LVSC Entrance Signage - Plans	1:100	A1	PDF	C01										
2000 ELEVATIONS & SECTIONS															
LVSC-HJL-SC-00-DR-A-2000	LVSC Entrance Signage - Elevations & Section	1:100	A1	PDF	C01										
9000 DESIGN STATEMENT															
	Entrance Signage - Design Statement by NMP Landscape Architecture	n/a	A3	PDF	C01										
CIRCULATION				Issued by		RB									
Ian Lydon, Anne Donnelly				Client - Hines		X									
Dena O'Connell				SC Management - Liffey valley Shopping Centre		X									
Brendan Boyle				Anson Young Planning Consultants - AY		X									
Gary Meehan, Freddie Clegg				Project Manager - Lafferty		X									
David Kells				Quantity Surveyor - MMP		X									
Denis O'Sullivan				Structural Engineer - MMCS		X									
Ciaran O'Reilly				M&E Engineer - BOR		X									
John Montgomery				Landscape Architect - NMP		X									
Darren Faulkner				Fire/Access Consultant - MSA		X									
Andrew Archer, Alan Devenny, Alan Connolly				Traffic Consultant - SYSTRA		X									
FCR (Preliminary) Planning (P) Building Construction (B) Fire Cert (C) Pre Tender (PT) Tender (T) Construction (C)						C									