

Niall Jones & Associates

Planning Consultants

The Director of Services
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Date: 20th December 2021

Job Ref: 21/273

Proposed change of use from existing Office accommodation (53.67sq.m) to new Sushi Take-Away shop consisting of new service counter with hatch to customer area at front, new internal kitchen, cold store, dry goods store & staff w.c., together with new new shopfront signage to front elevation and all associated site works at Unit 4a St. John's House Retail Centre, Blessington Road, Tallaght, Dublin 24, for Wei Kee Limited.

PLANNING SUBMISSION

A Cara,

On behalf of my clients Wei Kee Limited, I would like to present the attached drawings/Documentation as their planning submission for consideration from you / your department.

The existing unit 4A is in office accommodation consisting of level access street entrance into an open plan office area, 1no. internal partitioned office, a staff tea station & w.c., giving a combined existing floor area of 53.67sq.m.

It is proposed to apply for a change of use for the existing office unit into a Sushi take-away shop. The new layout will consist of new internal service counter with access hatch to customer area at the front, new internal kitchen, a cold store, a dry goods store together with a new lobby to the staff w.c., all as per the attached layouts.

There is an existing shopfront signage that is proposed to be retained, but the front face will be replaced with new lettering 'Sushiko & Thai' as well as the new unit contact details as shown. It is also proposed to introduce 4no. new overhanging shopfront signage lights as per the proposed front elevation.

The existing foul and surface water drainage serves the entire block of units within St. Johns House retail Centre & will remain unchanged. The foul drainage runs around the perimeter of the units and connects into the existing local authority 225mm dia drain within Blessington Road at the junction of High Street. There will be a new foul pipe from the proposed new kitchen waste into the existing grease trap at the rear of

the unit which will be shared between the two units 4 & 4a (all managed by the same Wei Kee Ltd)

The only surface water drainage associated with unit 4a is the existing 'aco' channel that runs across the front / N.East Elevation of the building, which will remain unchanged. This is connected into the existing 150/225mm dia. s.w. drain which turns into the start of High Street & out towards the front of the Retail Centre / Belgard Road.

Trusting all enclosed drawings / documentation are in order, we look forward to hearing from your department in due course. Should you have any further queries regarding the proposed submission/application you may contact me directly on 087-6601710

Kind Regards,



Niall J Jones Dip.Tech.Eng. MIEI

Director

Enclosed:

1 x Application form, 1 x cheque, 1 x newspaper notice, 1 x site notice, 1 x Letter of Consent from the Landlord, 1 x SDCoCo. existing drainage layout, 6 x drawing registers, 6 x OSI Site Location & Planning Pack Maps & 6 x sets of drawings: 21/273 - S.01, S.02, S.03, S.04, S.05, P.06, P.07, P.08, P.09 & P.10.

Cc:

Mrs. Lucy Wei - Wei Kee Limited

Mr John Kelly - Kintrona Limited