



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

Wednesday, 22nd December 2021
[By Post]

Dear Sir / Madam

RE: PLANNING APPLICATION IN RELATION TO PROPOSED TROLLEY BAY AT THE ARENA CENTRE, WHITESTOWN WAY, DUBLIN 24

1.0 INTRODUCTION AND DETAILS OF THE PROPOSED DEVELOPMENT

The Planning Partnership acting on behalf of Lidl Ireland GmbH, Lidl Regional Distribution Centre, Littleconnell, Newbridge, Co. Kildare hereby seeks planning permission for the provision of a new Trolley Bay to serve the Arena Centre, and specifically the Lidl Foodstore therein.

We note also that a separate concurrent (and wholly independent) planning application for signage to the northern elevation of the development is being lodged by the Applicant, which should not affect the determination or outcome of the subject application.

The proposed Trolley Bay is intended to improve customer facilities having a higher specification than the existing 'open' storage structures spread along the 'yellow box' pedestrian route through the car park (which are proposed to be removed).

The proposed Trolley Bay will provide a sheltered structure, in close proximity to the store entrance (via the adjacent mall entrance). We note the proposed Trolley Bay will replace 4 no. car parking spaces, the loss of which is not considered to be material in the context of the overall level of parking on site (as noted below in excess of 800 no. spaces).

2.0 THE SUBJECT SITE & PLANNING HISTORY

The site location is within The Arena Centre in Whitestown Way, Tallaght, a mixed use development comprising of an hotel & leisure centre, retail warehousing units, retail units, 3 office blocks and residential units on a site of 3.256 hectares (8.045 acres), designed in an L shape surrounding a large basement and surface car park with 882 car parking spaces.

Lidl occupy a retail unit, accessed via an internal mall, within the overall development.

The trolley bay in question is in the shared customer car park area to the rear of the site. We note a number of planning applications / permissions relate to the subject premises and overall development.

Of particular relevance are planning ref's: *SD03A/0320*, being the parent permission for the overall Arena development including the Lidl Discount Foodstore, *SD06A/0471*, an ancillary off licence permission.

Other permissions include *SD08A/0837*, *SD18A/0232* and *SD18A/0267* relating to various signage proposals for the Lidl unit and a shared Totem sign and all associated and ancillary works at the main vehicular entrance.

3.0 DOCUMENTS SUBMITTED AS PART OF THIS APPLICATION

Payment for the sum of €80 is supplied (by Electronic Bank Transfer) in accordance with Schedule 9 of the *Planning & Development Regulations, 2001-2021*. This is calculated as follows:

Class of Development	Rate of Fee	Extent	Amount
Class 13 – Miscellaneous	€10 per 0.1 hectare (€80 minimum)	0.0181 ha	€80

Completed South Dublin County Council Planning Application Form, signed and dated Wednesday, 22nd December 2021 (including landowner letter of consent).

A full page of The Herald, dated Wednesday, 22nd December 2021, in which the Notice has been published pursuant to Article 17(1)(a) of the *Planning & Development Regulations, 2001-2021*.

A copy of the Site Notice, which is to be erected on site pursuant to article 17(1) (b) of the *Planning & Development Regulations, 2001-2021* on Wednesday, 22nd December 2021.

We note for the avoidance of doubt that notwithstanding the concurrent application for signage, the site notice should not in our opinion be in yellow, as the two applications related to different areas.

Drawings submitted with the planning application include 6 no. copies of architectural drawings and an Ordnance Survey Site Location Map.

4.0 CONCLUSION

We trust that you will find this planning application and its respective documentation in order and we look forward to receipt of an acknowledgement at your earliest convenience.

Based on the foregoing, we respectfully submit that the proposed development would not lead to material planning impacts, and as such we request that planning permission be granted accordingly.

Please revert to us should you require further clarification in relation to any aspect of this application and we look forward to an early and favourable decision on this application.

Yours faithfully

Fintan Morrin
Associate
The Planning Partnership

Encl.