



7<sup>th</sup> January 2022

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**RE: Planning application at a c. 0.75 ha site on lands south of Stocking Avenue, Woodtown, Dublin 16. The development will consist of amendments to the permitted development previously granted under South Dublin County Council Reg. Ref. Nos. SD19A/0345, SD20A/0322 and SD21A/0071. The proposed development consists of: 1) retention permission for the inclusion of 2 no. windows (c. 4 sq.m) at mezzanine level of the permitted supermarket building (under construction); and 2) planning permission is sought for i) the erection of 1 no. double sided totem sign (c. 32 sq.m) at the north-east of the site; ii) externally mounted illuminated signage (c. 5 sq.m) over the main entrance door of the supermarket building; and iii) all associated elevational changes, site services and site development works.**

Dear Sir/Madam,

### **Introduction**

Please find enclosed a planning application relating to the proposed development at a c. 0.75 ha site on lands south of Stocking Avenue, Woodtown, Dublin 16. This application is made on behalf of our Client, Tesco Ireland Limited and comprises of amendments to the permitted retail development previously granted under South Dublin County Council Reg. Ref. Nos. SD19A/0345, SD20A/0322 and SD21A/0071.

This cover letter provides an overview of the proposed development and the planning package as submitted to South Dublin County Council. This letter demonstrates that the application 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**

The development at the subject site is currently under construction. This application seeks to make minor amendments to the development which is already permitted.

In February 2019, Planning Application Reg. Ref. No. SD19A/0345 was submitted to South Dublin County Council for the construction of a neighbourhood centre comprising of a single storey convenience retail unit; a mixed use three storey building comprising a creche at ground and first floor levels and a Community Facility. Permission was granted by South Dublin County Council on 9<sup>th</sup> April 2020.

In December 2020, permission was sought under Planning Application Reg. Ref. No. SD20A/0322 for amendments to the single storey convenience retail unit and to the creche as permitted under Reg. Ref. No. SD19A/0345. This permission sought for the provision of a mezzanine level for storage and associated external and internal changes of the supermarket unit, including a fire escape stair. Modifications also included the introduction of an ancillary off-licence area at ground floor. Permission was granted by South Dublin County Council 22<sup>nd</sup> March 2021.

A third proposed amendment to the original planning application (Reg. Ref. No. SD19A/0345) was submitted in March 2021 under Reg. Ref. No. SD21A/0071. Permission sought for the relocation of the permitted ESB MV sub-station and the reconfiguration of 8 car parking spaces. Permission was granted by South Dublin County Council on 25<sup>th</sup> June 2021.

In August 2021, under Reg. Ref. No. SD21A/0218, a fourth amendment to the original planning application (Reg. Ref. No. SD19A/0345) was submitted. Comprising of minor amendments to the permitted internal layout and minor amendments to permitted fenestration, elevations and facades. The amendments also include the relocation of the permitted ESB substation access doors and the allocation of 2 permitted car parking spaces as 'click and collect' car parking spaces. Permission was granted by South Dublin County Council on 28<sup>th</sup> September 2021. However, the planning application was subject to a third-party appeal under ABP Ref. No. PL06S.311763. A decision is due by An Bord Pleanála 9<sup>th</sup> March 2022.

While the above application is currently with the Board, it should be highlighted that the amendments sought by the subject application are significantly different than that of Planning Application Reg. Ref. No. SD21A/0218.

### **Proposed Development**

The proposed development will consist of amendments to the permitted development previously granted under South Dublin County Council Reg. Ref. Nos. SD19A/0345, SD20A/0322 and SD21A/0071. The proposed development consists of: 1) retention permission for the inclusion of 2 no. windows (c. 4 sq.m) at mezzanine level of the permitted supermarket building (under construction); and 2) planning permission is sought for i) the erection of 1 no. double sided totem sign (c. 32 sq.m) at the north-east of the site; ii) externally mounted illuminated signage (c. 5 sq.m) over the main entrance door of the supermarket building; and iii) all associated elevational changes, site services and site development works.

The development of the supermarket unit at the subject site is currently under construction.

The installation of 2 no. mezzanine level windows on the supermarket building (under construction) was made in order to meet back-of-house/staff requirements for the supermarket unit. Retention permission is sought for same.

Permission is also being sought for the erection of 1 no. double sided totem sign to the north east of the site and external 'Tesco' illuminated signage at the front entrance of the convenience retail unit. The proposal also includes all associated site development works.

**Documents Submitted as Part of this Application**

In accordance with the requirements of the Planning and Development Regulations 2001, as amended, and with the specifications outlined by South Dublin County Council's guidance notes, the planning package includes the following:

- Planning Application Form;
- Planning Fee;
- Letter of Consent;
- Public Notices (Newspaper & Site); and
- Architectural Drawings.

**Planning Application Form**

A completed application form is submitted as part of this application. The application form is signed and dated 7<sup>th</sup> January 2022.

**Letter of Consent**

Please find attached in Appendix I a Letter of Consent for the making of this planning application from by the landowners Ardstone Home Limited.

**Planning Fee**

A cheque made payable to South Dublin County Council in the amount of **€1,300.00** being the appropriate fee is enclosed.

The application fee has been calculated on the basis that the proposed development is of the type covered by Section 2, Class 13 (Column 3 – retention), Class 9 (Column 2) and Class 13 (Column 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	Breakdown	Fee
Class 13 (Retention of Windows)	€240 x 2	€480
Class 9 (Totem Signage & External Signage)	€20 x 32 sq.m = €640 €20 x 5 sq.m = €100	€740
Class 13 (Associated works)	€80 x 1	€80.00
<b>Total Fee</b>		<b>€1,300.00</b>

## Notices

A copy of the original newspaper notice, which appeared in the Irish Daily Star dated 7<sup>th</sup> January 2022, is included as part of this application pack, along with 5 no. copies. In addition, 6 no. copies of the site notice as erected on 7<sup>th</sup> January 2022 at the 3 no. locations indicated on the enclosed Site Location Plan Drawing PL-001A are enclosed. The notices have been erected on site in full compliance with Article 19 of the 2001 Regulations as well as in compliance with the requirements of the South Dublin County Council Planning Department.

## Application Drawings

Six copies of the planning application drawing pack as prepared by Joseph Doyle Architects (JDA) are provided which have been prepared in accordance with Article 23 of the Planning and Development Regulations 2001, (as amended).

It should be noted that following a call with South Dublin County Council on 17<sup>th</sup> December 2021 between Conor Doyle, Planner at South Dublin County Council and Douglas Ahern, Architect at Joseph Doyle Architects, it was outlined that the statutory 1:1000 Site Location Map would not cover the full extent of the blue line boundary for this application. As a result, it was proposed and agreed upon that a supplementary OSI map at scale 1:2500 (Application Drawing No. PL-001B Site Location Map B) would also be provided in the pack as an additional plan to indicate the full extent of the blue line boundary.

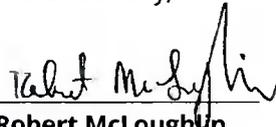
## Summary

The development consists of amendments to the permitted development previously granted under South Dublin County Council Reg. Ref. Nos. SD19A/0345, SD20A/0322 and SD21A/0071. The proposed development consists of: 1) retention permission for the inclusion of 2 no. windows (c. 4 sq.m) at mezzanine level of the permitted supermarket building (under construction); and 2) planning permission is sought for i) the erection of 1 no. double sided totem sign (c. 32 sq.m) at the north-east of the site; ii) externally mounted illuminated signage (c. 5 sq.m) over the main entrance door of the supermarket building; and iii) all associated elevational changes, site services and site development works.

# **AVISON YOUNG**

This cover letter has provided an overview of the planning package as submitted to South Dublin County Council and demonstrated how the application meets all relevant validation requirements. 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 earliest 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**

6<sup>th</sup> January 2022

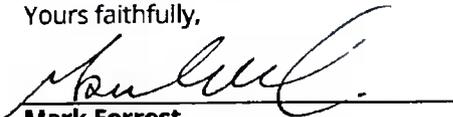
Planning Department  
South Dublin County Council  
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**Re: Planning Application on lands south of Stocking Avenue, Woodtown, Dublin 16 comprising of amendments to the permitted development previously granted under South Dublin County Council Reg. Ref. Nos. SD19A/0345, SD20A/0322 and SD21A/0071. The proposed development consists of: 1) retention permission for the inclusion of 2 no. windows (c. 4 sq.m) at mezzanine level of the permitted supermarket building (under construction); and 2) planning permission is sought for i) the erection of 1 no. double sided totem sign (c. 32 sq.m) at the north-east of the site; ii) externally mounted illuminated signage (c. 5 sq.m) over the main entrance door of the supermarket building; and iii) all associated elevational changes, site services and site development works.**

Dear Sir/Madam,

The Owners of the subject lands, Ardstone Homes Ltd consent to Tesco Ireland Limited making a planning application for the above-mentioned development on lands south of Stocking Avenue, Woodtown, Dublin 16 comprising of amendments to the permitted convenience retail development previously granted under South Dublin County Council Reg. Ref. Nos. SD19A/0345, SD20A/0322 and SD21A/0071.

Yours faithfully,



**Mark Forrest**  
**Ardstone Homes Limited**

