



19th January 2022

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Re: Planning application for the continuation of the permitted temporary events area of 2,359 sq.m (as previously permitted under Reg. Ref. No. SD15A/0313 and Reg. Ref. No. SD18A/0148) for a period of 3 years at the 'Events Area' located to the rear of the centre between service yards 2 & 3, at the Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

Introduction

Please find enclosed a planning application relating to the continuation of the 'Events Area' located to the rear of the centre between service yards 2 & 3, at the Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22. This application is made on behalf of our Client, Liffey Valley Management Limited, and seeks permission for the continuation of the permitted temporary events area of 2,359 sq.m (as previously permitted under Reg. Ref. No. SD15A/0313 and Reg. Ref. No. SD18A/0148) for a period of 3 years at the site.

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 ('the 2001 Regulations') and by South Dublin County Council's Planning Department.

Proposed Development

Planning permission was previously granted under Reg. Ref. No. SD15A/0313 for a temporary 'Events Area' located to the rear of the centre between service yards 2 & 3, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22. In 2018, a subsequent planning application (Reg. Ref. No. SD18A/0148) was made to South Dublin County Council for the continued operation of this space and permission was granted subject to conditions.

Planning permission is now sought for the continued operation of this space for a further 3 years. The proposal will be temporary in nature and the 'Events Area' can accommodate various activities such as an ice rink, Santa's grotto, funfairs, craft and antique fairs, exhibitions, community events, sporting activities, etc.

Avison Young Planning and Regeneration Limited registered in the Republic of Ireland number 409687. Registered office, 2-4 Merrion Row, Dublin 2, D02 WP23. Directors of the Company: Robert McLoughlin, Jason Sibthorpe (British), Gerard Hughes (British), Simon Miller (British), Stephen Brown (British), Paul Holcombe (British).

Documents Submitted with this Planning Application

In accordance with the requirements of the 2001 Regulations, and with the specifications outlined by South Dublin County Council guidance notes, the planning package includes the following information:

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

Planning Application Form

A fully completed application form is submitted as part of this application. The application form is signed and dated 19th January 2022.

Planning Fee

A cheque made payable to South Dublin County Council for the amount of **€80.00**, 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 Class 13 of the Planning and Development Regulations 2001 (as amended), which attracts the following fee:

Class 13 (Development not coming within any of the foregoing classes)	€80 x 1	€80.00
Total		€80.00

Notices

A copy of the original newspaper notice which appeared in The Irish Independent newspaper dated 19th January 2022 is included as part of this application pack. A copy of the site notice as erected on 18th January 2022 at the 8 no. locations indicated on the enclosed Site Location Plan Drawing No. LVSC-HJL-TE-00-DR-A-1000 is also enclosed. The site notice has been erected on a white background in full compliance with Article 19 of the 2001 Regulations.

Drawings

The drawings, as per those accepted under the previous applications (Planning Application Reg. Ref. SD18A/0148 and SD15A/0313), include:

1. Site Location Map
2. Site Layout Plan – Ground Floor Plan
3. Site Layout Plan – First Floor Plan

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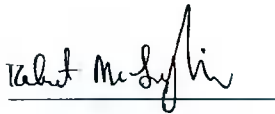
Six copies of all drawings and a drawing schedule prepared by Henry J Lyons are provided which have been prepared in accordance with Article 23 of the Planning and Development Regulations 2001, (as amended).

Summary

The subject planning applications relates solely to the continuation of the temporary 'Events Area' located to the rear of the centre between service yards 2 & 3, at the Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

This cover letter provides an overview of the planning package as submitted to South Dublin County Council and demonstrates as to 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

17th January 2022

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Hines

Re: Planning Application for the continuation of the permitted temporary events area of 2,359 sq.m (permitted under Reg. Ref. No. SD15A/0313 and Reg. Ref. No. SD18A/0148) for a period of 3 years at the 'Events Area' located to the rear of the centre between service yards 2 & 3, at the 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,

DocuSigned by:

Anne Donnelly

AAG0270B6F974E3

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

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DRAWING / DOCUMENT ISSUE REGISTER LVSC-HJL-TE-XX-RC-A-0000

CLIENT: Liffey Valley Management Ltd.				JOB NO 330188		PLANNING											
JOB: Liffey Valley Shopping Centre - Temporary Event Space				DAY	06												
				MONTH	01												
				YEAR	2022												
DRC. NO.	DRAWING TITLE	SCALE	SIZE	FORMAT	REVISIONS												
0000	SITE																
LVSC-HJL-TE-00-DR-A-1000	LVSC Temporary Event Area - Ordnance Survey - Site Location Plan	1:1000	A0	PDF	001												
LVSC-HJL-TE-00-DR-A-1001	LVSC Temporary Event Area - Site Plan Layout - Ground Floor Plan	1:500	A0	PDF	001												
LVSC-HJL-TE-01-DR-A-1002	LVSC Temporary Event Area - Site Plan Layout - First Floor Plan	1:500	A0	PDF	001												
CIRCULATION				ISSUED by		RB											
Iain Lydon, Anne Donnelly				Client - Hines		X											
Denis O'Connell				SC Management - Liffey valley Shopping Centre		X											
Brendan Boyle				Avison Young Planning Consultants - AY		X											
FOR: Preliminary(P) Planning(PL) Building Construction(B) Fire Cart(FC) Fire Tender(TT) Tender (T) Construction (C)				PL													