

15<sup>th</sup> February 2022



Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**Re: Planning application for (i) the change of use from taxi office (permitted under Reg. Ref. No. SD17A/0404) to a food and beverage/café use (c. 46.78 sq.m); (ii) associated internal and external alterations (to include relocation of entrance door from western to northern elevation and reconfiguration of internal layout); (iii) signage zone (c. 2.225 sq.m); and (iv) all associated site development works at the Taxi Office, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.**

Dear Sir/Madam,

Please find enclosed a planning application relating to the proposed development at a 0.004 ha site at the Taxi Office, 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 change of use from taxi office to a food and beverage/café use; associated internal and external alterations; signage zone; and all associated site development works. 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 granted under Reg. Ref. No. SD17A/0404 for the redevelopment of Unit No. 42, and included in this planning application was an extension to the public plaza to include two pavilion type structures accommodating a new taxi office (subject unit of this planning application) and the relocated shop mobility unit. Planning permission was granted by South Dublin County Council in February 2018.

Permission is now sought for (i) the change of use from taxi office (permitted under Reg. Ref. No. SD17A/0404) to a food and beverage/café use (c. 46.78 sq.m); (ii) associated internal and external alterations (to include relocation of entrance door from western to northern elevation and reconfiguration of internal layout); (iii) signage zone (c. 2.225 sq.m); and (iv) all associated site development works at the Taxi Office, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

Permission was recently granted by An Bord Pleanála (ABP Ref. 306251-19) (Reg. Ref. SD19A/0320) for a new bus interchange facility at Liffey Valley Shopping Centre. This development is currently

under construction and it is expected that an increased number of visitors to the LVSC will travel by sustainable modes of transport as a result, particularly by bus. As such, the demand for taxi journeys is expected to decrease.

It is submitted that the proposed development is in line with the policies and objectives as set out within the South Dublin County Development 2016-2022 (hereafter 'Development Plan'). The subject site is zoned 'Major Retail Centre', under this zoning objective Restaurant/Café use is permitted in principle. We also refer to specific R4 objectives 1 and 2 which states:

*"To support Liffey Valley as a Major Retail Centre and allow for the growth of the existing shopping centre and complementary leisure, retail warehouse and commercial land uses.*

*To support and facilitate consolidation of the quantum and quality of the retail offering at the Liffey Valley Major Retail Centre".*

The Development Plan acknowledges that the function of the Liffey Valley Shopping Centre is to provide an arrange of retail outlets and services under its Level 2 Retail Centre designation, which should be serving population catchments in excess of 60,000 people<sup>1</sup>. Having regard to this, it is considered that the proposed development will enhance the offer and quality of services at the Liffey Shopping Centre.

#### **Contributions**

Please note that development contributions have already been applied under planning application Reg. Ref. No. SD17A/0404 and under a subsequent planning application granted under Reg. Ref. No. SD19A/0002, all of which have been subject to separate discussions with South Dublin County Council. In this regard, no development contributions are therefore applicable in this instance.

#### **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 15<sup>th</sup> February 2022.

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<sup>1</sup> South Dublin County Development Plan 2016-2022, Chapter 5: Urban Centres & Retailing, pg. 91.  
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).

# AVISON YOUNG

## Planning Fee

A cheque made payable to South Dublin County Council for the amount of **€408.00**, 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 Classes 4, 9 and 13 of the Planning and Development Regulations 2001 (as amended), which attracts the following fee:

<b>Class 4 (The provision of other buildings)</b>	€3.60 x 46.68 sq.m	€168.00
<b>Class 9 (The provision of an advertising structure)</b>	€80 x 1	€80.00
<b>Class 13 (Development not coming within any of the foregoing classes)</b>	€80 x 2	€160.00
<b>Total</b>		<b>€408.00</b>

## Notices

A copy of the original newspaper notice which appeared in the Irish Daily Star newspaper dated 15<sup>th</sup> February 2022 is included as part of this application pack. A copy of the site notice as erected on 15<sup>th</sup> February 2022 at the locations indicated on Site Location Plan Drawing No. LVSC-HJL-KK-00-DR-A-0000 is also enclosed. The site notice has been erected on a white background in full compliance with Article 19 of the 2001 Regulations.

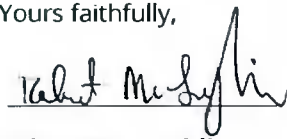
## Drawings

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

This cover letter provides an overview of the planning package for the proposed development 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**

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).

**Hines**

15th February 2022

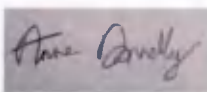
Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**Re: Planning Application for works including the change of use from taxi office (previously permitted under Reg. Ref. No. SD17A/0404) to a food and beverage/café use, internal and external alterations and signage zone at the Taxi Office, 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,



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**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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Dublin 2, Ireland www.h  
T +353 (0)1 888 3333

**[DRAWING / DOCUMENT ISSUE REGISTER]** LVSC-HJL-KK-XX-RC-A-0000

CLIENT: Liffey Valley Management Ltd.				JOB NO <b>330188</b>		PLANNING											
JOB: Liffey Valley Shopping Centre - Taxi Office Change of Use				DAY	31												
				MONTH	01												
				YEAR	2022												
DRG. NO.	DRAWING TITLE	SCALE	SIZE	FORMAT	REVISIONS												
<b>0000 SITE</b>																	
LVSC-HJL-KK-00-DR-A-0000	LVSC Taxi Office Change of use - Ordnance Survey - Site Location Plan	1:1000	AO	PDF	001												
LVSC-HJL-KK-00-DR-A-0001	LVSC Taxi Office Change of use - Existing Site Plan	1:500	AO	PDF	001												
LVSC-HJL-KK-00-DR-A-1000	LVSC Taxi Office Change of use - Existing Plan, Elevations, Section	1:100	AO	PDF	001												
LVSC-HJL-KK-00-DR-A-2000	LVSC Taxi Office Change of use - Proposed Plan, Elevations, Section	1:100	AO	PDF	001												
<b>CIRCULATION</b>				Issued by		RB											
Paul Lydon, Anne Donnelly				Client - Hines		JK											
Eileen O'Connell				SC Management - Liffey valley Shopping Centre		K											
Brendan Boyle				Wilson Young Planning Consultants - AY		K											
						PL											

PDF: Preliminary (P) / Purposes (PL) / Building Construction (B) / Free Car (FC) / Pre Tender (PT) / Tender (T) / Construction (C)



## **Appendix I - Letter of Consent**