

15<sup>th</sup> February 2022

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**Re: Planning application for: (i) the amalgamation of Unit 25 (c. 23 sq.m) with the adjoining existing ATM unit (c. 10 sqm) to provide a single consolidated unit (c. 34 sq.m); (ii) existing ATM wall openings to be closed; (iii) the removal of an internal partition wall; (iv) existing door opening to be closed off at the rear of the unit; and (v) all associated site development works at Unit 25 and adjoining ATM Unit, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.**

Dear Sir/Madam,

Please find enclosed a planning application relating to the proposed development at Unit 25 and adjoining ATM Unit, 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 amalgamation of Unit 25 (c. 23 sq.m) with the adjoining existing ATM unit (c. 10 sqm) to provide a single consolidated unit (c. 34 sq.m); existing ATM wall openings to be closed; the removal of an internal partition wall; existing door opening to be closed off at the rear of the unit; 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**

The development consists of permission for (i) the amalgamation of Unit 25 (c. 23 sq.m) with the adjoining existing ATM unit (c. 10 sqm) to provide a single consolidated unit (c. 34 sq.m); (ii) existing ATM wall openings to be closed; (iii) the removal of an internal partition wall; (iv) existing door opening to be closed off at the rear of the unit; and (v) all associated site development works at Unit 25 and adjoining ATM Unit, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

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'). We 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 Valley Shopping Centre.

**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.

**Planning Fee**

A cheque made payable to South Dublin County Council for the amount of **€400.00**, 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:

<b>Class 13 (Development not coming within any of the foregoing classes)</b>	€80 x 5	€400.00
<b>Total</b>		<b>€400.00</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 the enclosed Site Location Plan Drawing No.

<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).

LVSC-HJL-25-00-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**

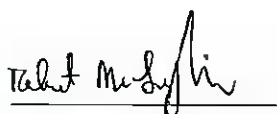
Six copies of all drawings and a drawing schedule prepared by Henry J. Lyons are provided which have been prepared in accordance with Article 23 of the Planning and Development Regulations 2001 (as amended).

**Summary**

The development consists of permission for the amalgamation of Unit 25 with the adjoining existing ATM unit to provide a single consolidated unit; existing ATM wall openings to be closed; the removal of an internal partition wall; existing door opening to be closed off at the rear of the unit; and all associated site development works at Unit 25 and adjoining ATM Unit, Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22.

This cover letter provides an overview of the planning package and 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**



## **Appendix I – Letter of Consent**

15th February 2022

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

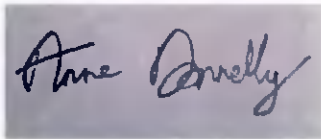
**Hines**

**Re: Planning Application for the amalgamation of Unit 25 with the adjoining existing ATM unit 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,



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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**

HINES REAL ESTATE IRELAND LIMITED

Third Floor,  
Central Quay,  
Riverside IV,  
Sir John Rogersons Quay,  
Dublin  
P +353 (1) 799 9900  
Directors: Brian Moran, Brian Glynn

Registered in Dublin, Ireland  
No. 511148

Registered Office  
Block 2, First Floor,  
Clanwilliam House,  
Clanwilliam Place,  
Dublin 2,  
Ireland