

Comhairle Chontae Atha Cliath Theas

PR/0481/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0049 **Application Date:** 15-Feb-2022
Submission Type: New Application **Registration Date:** 15-Feb-2022
Correspondence Name and Address: Avison Young 4th Floor, 2-4, Merrion Row, Dublin 2
Proposed Development: (i) Change of use from taxi office (permitted under Reg. Ref SD17A/0404) to a food and beverage/cafe use (c. 46.78sq.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 2.225sq.m) and (iv) all associated site works
Location: Taxi Office & ATM area beside entrance No. 1 to Liffey Valley Shopping Centre, Fonthill Road, Dublin 22.
Applicant Name: Liffey Valley Management Limited
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: 0.0004ha

Site Description:

The subject site is located at Liffey Valley Shopping Centre, Clondalkin. The overall shopping centre site is bound to the north by the N4, the M50 to the east and Coldcut Road to the south. The site is a standalone unit at a central location.

Site Visit: 28 March 2022

Proposal:

The proposed development consists of:

- (i) Change of use from taxi office (permitted under Reg. Ref SD17A/0404) to a food and beverage/cafe use (c. 46.78sq.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 2.225sq.m) and

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(iv) all associated site works.

Zoning:

The subject site is subject to zoning objective 'MRC' - *'To protect, improve and provide for the future development of a Major Retail Centre'* under the South Dublin County Council Development Plan 2016-2022.

Consultations:

Water Services – No objections, subject to conditions.

Irish Water – No objections, subject to conditions.

TII - No objections.

Roads – No objections.

SEA Sensitivity Screening:

Indicates no overlap with relevant layers.

Submissions/Observations /Representations:

None recorded.

Planning History for Subject Site:

SD19A/0002 Amendments to permitted development granted under Reg. Ref. SD17A/0404 comprising: (1) the removal of the mezzanine floor level (180sq.m) within approved Unit no. 9 at ground floor; (2) provision of floor space (311sq.m mezzanine) within approved Unit no. 42 at third floor; (3) Minor layout alterations to Unit 42 at ground, first and second floor (net increase of 124sq.m); (4) minor alterations to Unit no. 8 (net increase of 9sq.m) and Unit no. 10 (net decrease of 56sq.m); (5) provision of a management suite at third floor level (446sq.m) associated with the overall centre; (6) alterations to circulation space and lift areas (net increase of 31sq.m); (7) internal changes to floor to ceiling heights resulting in a decrease of 1.25m in height of the northwest elevation and an increase in the overall height by 0.5m, which will be set back from the northwest elevation by 6.9m; (8) amendments to the permitted signage on the northwest elevation consisting of the reduction of the main permitted signage zone from 7.2m x 7.5m to 7.2m x 5m and the inclusion of a 7.2m x 1.63m signage zone within the glazed area (no increase in permitted signage area on northwest elevation); (9) provision of a signage zone of 7.2m x 1.63m on the northeast elevation; (10) minor alterations to the permitted car park layout and all ancillary site development works and site services.

Decision: Grant permission, subject to conditions.

SD17A/0404

Redevelopment (including demolition) of Unit No. 42 (c.497sq.m) and the Shop Mobility unit (c.79sq.m) on a site of c.1.06 hectares, consisting of the provision of 2 restaurant units (Unit No.

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9 and No. 10) and 2 retail units (Unit No. 8 and No. 42). Permission is also sought for the replacement of existing signage and new signage, a new free-standing decorative sign at the entrance to the West End car park; an extension to the public plaza to include external seating for the restaurant units, two pavilion type structures accommodating a new taxi office (c.48sq.m) and the relocated shop mobility unit (c.46sq.m), a dedicated taxi-rank area and separate set down areas, cycle stands, a reorganised car park layout with 14 mobility impaired parking spaces and an overall reduction of 49 car parking spaces, an electricity substation, plant and all ancillary site works associated with the development. The proposal will result in a net increase of c.364sq.m restaurant use (including a mezzanine of c. 180sq.m within unit No. 9), c 2126sq.m of retail use and c.366sq.m of circulation space within a 3 storey structure.

Decision: Grant permission, subject to conditions.

SD15A/0159 Relocation of the staff car park approved in association with a previous proposal (Reg.Ref. No. SD12A/0226) for six restaurants , a retail unit and alteration to the cinema. A temporary staff car park with 204 parking spaces was approved to the rear of the main atrium and permission is now sought to develop the temporary staff car park (204 spaces) to the rear and west of the shopping centre instead.

Decision: Grant permission, subject to conditions.

SD15A/0090 Construction of a two storey and single storey extension to the rear of Unit 30/31. The extension has an additional 161sq.m of retail space at ground floor level at rear of existing unit and a new staircase to a new switch room of 48sq.m at first floor level. The upper floor retail is reduced from 155sq.m to 136sq.m. The total retail floor area increases from 539sq.m to 681sq.m The development requires the existing ESB substation at rear to be taken down and replaced in the service yard at rear of the new expanded unit.

Decision: Grant permission, subject to conditions.

SD15A/0077 Amend signage approved in association with a previous proposal (Reg. Ref. SD12A/0226) for six restaurants, a retail unit and alteration to cinema. The VUE sign approved on the new northern elevation, 6.3m by 2.5m, is to be increased to 7.285 by 3.0m and a new IMAX sign, 4.1m by 0.8m, erected below it; a second IMAX sign of the same dimensions is to be erected on the western elevation below the existing VUE sign. The signs will have individual letters with LED lighting.

Decision: Grant permission, subject to conditions.

SD15A/0068 Relocate staff car park approved in association with a previous proposal (Reg. ref. SD12A/0226) for six restaurants, a retail unit and alterations to the cinema. A staff car park with 204 parking spaces was approved to the rear of the main atrium and permission is now sought to develop it to the rear and west of the shopping centre instead.

Decision: Permission Refused

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SD12A/0226, PL06S.242026

Permission granted by SDCC and granted with amended conditions by ABP for

Six restaurants in a new three storey building of 3,444sq.m where five restaurants and an office were approved previously (Ref. Ref. SD10A/0034). Internal amendments are proposed to the existing Vue cinema, to cease using three cinemas and the existing foyer totalling 1,502sq.m, create a new entrance foyer of 189sq.m and to construct an extension externally of 827sq.m for cinema use. The area vacated by the cinema together with a northern extension to complement the Western End development will be developed as a three storey retail unit of 6,640sq.m gross, including staff facilities, storage etc., there will be a new western entrance to the shopping centre including a relocated ATM, and a retail kiosk. Permission is sought for the location and extent of signage for the proposed developments; a new communal landscaped Civic Space of 3,300sq.m will be developed in front of the new development and will include external seating for the restaurants; there will be revised and improved circulation access in this area. Permission is sought for a temporary 'Events and Activities Area' in the western car park area proposed for a future Transport Hub. Permission is sought for a new temporary surface car park for 204 cars, located to the rear of the existing centre, to replace parking spaces removed to provide the development. Permission is also sought for a new service yard, loading facilities and all site works and landscaping associated with the development. The total area of new build will be 10,900sq.m.

Decision: Grant permission, subject to conditions.

Condition 12 states that;

- (a) Details of materials, colour, finish and illumination of proposed shop and restaurant fascia signs as well as the six graphic panels to the restaurant building shall be submitted to the Planning Authority for written agreement prior to the opening of the units to the public.*
- (b) Ground floor restaurant signage shall only be permitted above doorways to restaurants.*
- (c) The nine projecting advertising light boxes and outdoor movie projection zone as indicated on DMOD drawing P041, along the western elevation of the proposed development shall be omitted.*
- (d) The large 850mm high x 10m long high level sign proposed to the northern elevation of the development shall be omitted.*
- (e) No additional advertising signs, flags, banners, logos or other advertising devices/structures shall be erected except those, which are exempted development, without the prior grant of planning permission by the Planning Authority or An Bord Pleanála on appeal. REASON: In the interest of visual amenity.*

SD15A/0077 Amend signage approved in association with a previous proposal (Reg. Ref. SD12A/0226) for six restaurants, a retail unit and alteration to cinema. The VUE sign approved on the new northern elevation, 6.3m by 2.5m, is to be increased to 7.285 by 3.0m and a new IMAX sign, 4.1m by 0.8m, erected below it; a second IMAX sign of the same dimensions is to be erected on the western elevation below the existing VUE sign. The signs will have individual letters with LED lighting.

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Decision: Grant permission, subject to conditions.

SD06A/0625 Construction of a mezzanine floor to the rear of the existing unit, comprising office, stockroom and staffroom accommodation.

Decision: Grant permission, subject to conditions.

SD03A/0849 Vary a previous grant of permission dated 10/04/03 (Register Reference SD03A/0011) for the development of a cafe/coffee shop within part of the East Rotunda at Liffey Valley Shopping Centre. The variation consists of omitting the requirement of Condition No. 4 to provide separately metered water supply and 24 hour water storage to service this approved cafe/coffee shop.

Decision: Grant permission, subject to conditions.

SD02A/0758 Retention for existing temporary illuminated advertising sign (Temporary Grant S98A/0080) at the junction of the M50 roundabout with the N4 at Liffey Valley Shopping Centre.

Decision: Retention Permission Refused.

S00A/0778

Permission refused by SDCC for Retention of existing signage at Unit 42, Liffey Valley Shopping Centre,

Reason for Refusal stated '*The retention of the sign, which features an oversized logo, internally illuminated, and not designed as an integral element of the shopfront to which it relates, conflicts with Council policy relating to shopfront signage and is contrary to the visual amenities of the area. The development does not therefore conform with the proper planning and development of the area.*'

S98A/0853 Alterations and additions to store, Unit 56 of previously approved Quarryvale Shopping Centre. To provide for additional storage/ancillary area and associated access stairs at mezzanine floor level.

Decision: Grant permission, subject to conditions.

Relevant Enforcement History:

No relevant history recorded

Pre-Planning Consultation:

None recorded.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022:

Table 5.1 South Dublin County Retail Hierarchy - Liffey Valley Shopping Centre – Level 2 Major Retail Centre

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Section 5.6.2 Liffey Valley Shopping Centre

Liffey Valley Shopping Centre is designated as a Major Retail Centre. This reflects the Level 2 Retail designation under the Retail Strategy for the Greater Dublin Area 2008 - 2016, the established regional shopping centre use of the site and allows for complementary leisure, retail warehouse and commercial land uses. A Major Retail Centre Zoning Objective is applied to this area:

Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre.'

Retail (R) Policy 4 Liffey Valley Major Retail Centre

It is the policy of the Council to support the Level 2 retail function of Liffey Valley Shopping Centre.

R4 Objective 1:

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.

R4 Objective 2:

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

R4 Objective 3:

To support the development of retail warehousing within the Liffey Valley Major Retail Centre.

R4 Objective 4:

To prepare a Local Area Plan for the Liffey Valley Major Retail Centre with reference to the retail warehousing zone at the adjoining Fonthill Industrial Estate.

R4 Objective 5:

To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit.

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Transport & Mobility Actions

Prepare a Local Access Study for the Liffey Valley Retail Centre that also incorporates the Palmerstown, North Clondalkin and South Lucan communities and that takes full account of the need to regulate motorised traffic within these communities relative to the Liffey Valley Retail Centre, no later than two years after the 2016- 2022 County Development Plan is approved.

To support the delivery of the Luas to Lucan (linking Lucan, Liffey Valley and the City Centre). To facilitate this service the reservation along the Emerging Preferred Route for the Lucan Luas, as identified by the Railway Procurement Agency will be maintained, subject to a future reassessment of all of the potential route options to ensure the most direct and efficient route is taken.

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:

In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation.

Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.

Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.

Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.

Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).

Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.

Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.

Schedule 6 - signage

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Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

Retail Planning Guidelines, Department of the Environment, Community & Local Government 2012

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Assessment:

The main issues for assessment relate to Zoning and Council policy, visual amenity, access and parking, services and drainage and Appropriate Assessment.

Zoning and Council Policy

The site is located in an area which is zoned 'MRC' 'To protect, improve and provide for the future development of a Major Retail Centre.' The proposal is for a change of use to food and beverage/cafe use. 'Restaurant/Café' is 'permitted in principle under this zoning. The principle of this element is therefore considered acceptable.

Signage is also proposed. 'Advertisements and Advertising Structures' are 'permitted in principle under this zoning. The principle of this element is therefore considered acceptable.

Visual Amenity

The proposed modifications to the permitted permission under Reg. Ref. SD17A/0404 would involve relocating the glazed entrance door from western to northern elevation. Both of these

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elevations are currently glazed and the door is also glazed. The change would, therefore, have a negligible impact in this instance.

Signage would also be added. This is discussed below.

Signage

With regards to signage, condition 2 of SD17A/0404 stated:

‘(a) The 2 proposed above ground floor elements of signage measuring 7.2m x 1.2m on the north elevation and 7.2m x 8.75m on the east elevation, shall be omitted as they would create an unnecessary proliferation of large scale signage and would result in visual clutter.

(b) Signage shall not be internally illuminated.

(c) No additional advertising sign(s) or structure(s) shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with Development Plan policies and the proper planning and sustainable development of the area.’

It is noted that point (a) does not relate to the unit in question.

The proposed amendments include a reduction in the permitted signage on the north-west elevation from 7.2m x 7.5m to 7.2m x 5m. It also includes the provision of a 7.2m x 1.63m signage zone within the glazed area. This was omitted by condition by SD17A/0404.

It also includes the provision of a signage zone of 7.2m x 1.63m on the north east elevation, which was also omitted.

Condition 12 of SD12A/0226, PL06S.242026 states that:

(a) Details of materials, colour, finish and illumination of proposed shop and restaurant fascia signs as well as the six graphic panels to the restaurant building shall be submitted to the Planning Authority for written agreement prior to the opening of the units to the public.

(b) Ground floor restaurant signage shall only be permitted above doorways to restaurants.

(c) The nine projecting advertising light boxes and outdoor movie projection zone as indicated on DMOD drawing P041, along the western elevation of the proposed development shall be omitted.

(d) The large 850mm high x 10m long high level sign proposed to the northern elevation of the development shall be omitted.

(e) No additional advertising signs, flags, banners, logos or other advertising devices/structures shall be erected except those, which are exempted development, without the prior grant of planning permission by the Planning Authority or An Bord Pleanála on appeal. REASON: In the interest of visual amenity.

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The proposal indicates a sign measuring 2.5m x 0.89m on the roof of the unit. No details of illumination have been provided.

In accordance with Schedule 6 of the CDP “*Zone 2: This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network*”.

Applications for new advertising structures on private lands (adjacent to primary routes) will be considered having regard to the following:

- The geographical zone in which the site is located, as set out in the figure showing zones of advertising control. *Advertisements are permitted within zone 2*
- The rationale for the proposed advertising structure, including proposals for the removal and/ or rationalisation of existing outdoor advertising structures. *The proposal is for a single sign, located above the entrance to the restaurant (in keeping with condition of previous planning permission)*
- The concentration of existing advertising structures in the area. *There are no other signs on the structure in question*
- The design of the advertising panel and the use of high-quality materials. *Details of materials have not been provided – a condition is recommended in the event of grant.*
- The scale of the panel relative to the buildings, structures, roads and streets in which the advertising panel is to be located. *The panel is 2.5m wide and 0.89m tall. This is considered appropriate given the size of the structure (approx. 9.5m wide)*
- Impact on the character of the street and the amenities of adjoining properties, in particular residential properties. *-N/a no impact*
- Impact of the structure and any proposed lighting on biodiversity. *– N/a no impact*
- Impact of the structure on Views and Prospects (see Section 9.2 of Development Plan). *– N/a no impact*
- Advertising panels will not be permitted where they interfere with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or if they obscure road signs. *– Roads has raised no objections*
- Impact on the character and integrity of Architectural Conservation Areas and Protected Structures. *– n/a no impact*
- Proposals must meet the safety requirements of Transport Infrastructure Ireland (TII), where appropriate including the policy and codes associated with signage, safety and operational requirements of Transport Infrastructure Ireland (TII), for both light rail and national roads where appropriate. *– TII has raised no objections to the proposal*

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Access and Parking

The report from roads states “*Change of use from taxi office (permitted under Reg. Ref SD17A/0404) to a food and beverage/cafe use. The location has sufficient parking and existing access. No roads issue*”.

Services & Drainage

Drainage and Irish Water reports note no objection, subject to conditions. It is considered appropriate that relevant conditions be attached in the event of a grant of permission.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Other Considerations

Development Contributions

Change of use to restaurant – 46.78sq.m

Signage – 2.225sq.m

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SEA Monitoring

Building Use Type Proposed change of use

Floor Area (sq.m) 46.78sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.0004

Conclusion

Having regard to the 'MRC' zoning objective of the subject site, the policies and objectives of the South Dublin County Council Development Plan 2016-2022 and visual impact, it is considered that the proposed development, subject to compliance with the conditions set out below, would not negatively detract from the visual amenity of the surrounding area and would therefore be in accordance with the proper planning and sustainable development of this area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Permission.
All conditions of parent permission granted under Reg. Ref. SD17A/04045, to which this

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application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.

REASON: To ensure integration with the existing planning permission and to specify the date on which the permission shall expire and clarify the conditions attached to the development.

3. Signage Details.

Prior the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

Full details of proposed signage to include signage lettering, logo dimensions, colours, materials, finishes and illumination type.

REASON: In the interests of visual amenity and the proper planning and sustainable development of the area.

4. Drainage - Irish Water.

(a) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(b) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,619.99 (four thousand six hundred and nineteen euros and ninety nine cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water

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is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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REG. REF: SD22A/0049

LOCATION: Taxi Office & ATM area beside entrance No. 1 to Liffey Valley Shopping Centre, Fonthill Road, Dublin 22.

Colm Harte

**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 11/4/22



Eoin Burke, Senior Planner