



22nd April 2022

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Re: Planning application for: (i) retention permission for "Click and Collect" signage in the existing Tesco car park; and (ii) permission for the construction of a sheltered canopy (c. 35 sq.m) in the existing car park for the purpose of providing 2 no. dedicated "Click and Collect" spaces for the existing Tesco store and all associated site development works. at a c. 0.0048 ha site in the car park of Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22, D22 K3E5.

Dear Sir/Madam,

Please find enclosed a planning application relating to the development in the car park of Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22, D22 K3E5. This application is made on behalf of our Client, Tesco Ireland Limited, and is a resubmission of planning application (Reg. Ref. SD22A/0073) that was previously invalidated by South Dublin County Council on 29th March 2022. The planning application seeks retention permission for existing signage and permission to construct a sheltered canopy 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

The development consists of the retention of "Click and Collect" signage in the existing car park and permission for the construction of a sheltered canopy area (c. 35 sq.m) with 2 no. parking bays in the existing Tesco car park at the above-mentioned location. The proposed canopy area will be used for "Click and Collect" purposes to serve the Tesco store and to meet customer demands. The proposal also includes all associated site development works.

The provision of dedicated spaces within the customer car parking area for 'Click and Collect' services is made in response to changing customer habits. Tesco currently operate a number of 'Click and Collect' facilities across the Country which allows customers to collect their shopping at a time that suits them and without the requirement to enter the store. The demand for 'Click and Collect' facilities is increasing, particularly over the last few months during the Covid-19 pandemic where customer practices have changed significantly. Taking cognisance of this, the proposal is

considered necessary from a health and safety perspective in order to meet the needs of customers and offer an alternative shopping facility. The proposed development will provide a safe and dedicated area within the Tesco car park for customers to collect their online shopping order at a pre-determined collection timeslot, thus reducing the requirement of customers to enter the store.

Having regard to the proposed development, we advise that similar 'Click and Collect' developments have been granted permission recently in existing Tesco car park locations including Liffey Valley, Dublin, Coonagh Cross, Limerick and Arklow, Co. Wicklow.

Documents Submitted as Part of this Application

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

- Planning Application Form;
- 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 22nd April 2022.

Planning Fee

The enclosed planning application is a resubmission of Reg. Ref. SD22A/0073 that was invalidated by South Dublin County Council on 29th March 2022. We request that the application fee of €416.00 (as set out in the table below) be transferred over to the current planning application. As a refund was not sought for the initial payment of €656.00 (Reg. Ref. SD22A/0073), and taking account of the current application fee of €416.00, a refund of €240.00 is due to be issued to Avison Young.

The application fee has been calculated on the basis that the development is of the type covered by Class 9 and Class 13 of the 2001 Regulations which attracts the following fee:

Class 9 (Retention of Signage)	€60 x 5.6 sqm	€336.00
Class 13 (Canopy and all associated site development works)	€80 x 1	€80.00
Total		€416.00

Notices

A copy of the original newspaper notice which appeared in The Irish Daily Star dated 11th April 2022 is included as part of this application pack. A copy of the site notice as erected on 11th April 2022 is also enclosed. The site 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 South Dublin County Council's Planning Department.

Drawings

Six copies of all drawings and a drawing schedule prepared by ORS are provided which have been prepared in accordance with Article 23 of the 2001 Regulations.

Summary

The development consists of retention permission for "Click and Collect" signage in the existing car park, together with permission for the construction of a sheltered canopy area (c. 35 sq.m) with 2 no. parking bays and all site development works in the existing car park of the Tesco, Clondalkin Shopping Centre.

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,



Brendan Boyle

Associate

(086) 045 6079

brendan.boyle@avisonyoung.com

For and on behalf of Avison Young Planning and Regeneration Limited