

Our Ref: F37003/COR/AM

Private & Confidential

Land Use, Planning & Transport Department,
South Dublin County Council,
County Hall, Tallaght,
Dublin 24,
D24 A3XC

Date: 28th July 2022

Our Client: Quintain Developments Ireland Limited

Development: The Crossings, Adamstown, Lucan, Co. Dublin

RE: Planning Register Reference: SDZ22A/0008 & Decision Order Number: 0890/22
Response to ADDITIONAL INFORMATION Point 1.



Property Consultants and
Chartered Valuation Surveyors

Hambleton House,
19/26 Pembroke Street Lower, Dublin 2.
T: +353 1 6477900 W: www.bannon.ie

To whom it may concern,

Bannon is the appointed Property Management Agents of The Crossings retail development in Adamstown which is due to open for trade in the near future. Established in 2006, Bannon is Ireland's largest domestically owned Commercial Property firm and Ireland's largest Property Management firm with over 150 properties in the portfolio including The Square Tallaght, and Swords Pavilions, two of the largest retail centres in Ireland. The Firm's expertise lies not only in Management but in all aspects of the Real Estate Industry. The team have been involved in the Adamstown project since the late 2000's and consulting on the current scheme since its concept stage. As Bannon were involved from such an early stage the design of the scheme is designed to be reflective of the operational requirements of the commercial occupiers and sympathetic to the surrounding residential development.

The signage has been designed and locations carefully selected around the scheme not only to notify the customers of the centre's location but also service HGVs, be it deliveries or waste disposal. It has been correctly highlighted that the Tesco / Aldi and The Crossings signage located on the eastern elevation of the building does not correspond to the pedestrian entrance to the scheme. The purpose of this signage is to notify customers and service vehicles traveling along Station Road of the scheme location. The carpark entrance is located on the link road between Station Road and Adamstown Avenue. For customers approaching from Station Road this signage will be a key indicator of the scheme and avoid unnecessary traffic movements by both customer and delivery vehicles.

Due to the scale of the supermarket occupiers, articulated HGVs will be used for deliveries of stock. This signage will act as an indicator to the delivery drivers, along with the drivers of waste disposal

DIRECTORS: NEIL BANNON (Chairman), NIALL BRERETON, DESMOND BYRNE, PAUL DOYLE (Managing), RAY GERAGHTY, RICHARD MULDOWNEY, RODERICK NOWLAN, DARREN PEAVOY, JAMES QUINLAN
DIVISIONAL DIRECTORS: LUCY CONNOLLY, JENNIFER MULHOLLAND MAHON, ALEXANDRA PATTERSON, WILLIAM LAMBE, ADAM MERRIMAN, BEN SEMPLE
ASSOCIATE DIRECTOR: EUGENE BURNS



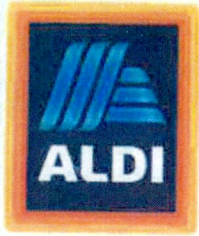
vehicles, of the location of the stores with service yard entrance located on the return frontage to the signage. Without this signage, there is a real risk of a high incident of delivery vehicles missing the turn and continuing down Station Road, which was not designed for such vehicles and lacks the necessary turning point.

As such, we feel retention of this signage is essential for the safe operation of the scheme.

Yours Sincerely,

A handwritten signature in blue ink, appearing to be 'Neil Bannon', written over a horizontal line.

Neil Bannon
FOR BANNON
PSRA Licence No. 001830-002125



ALDI STORES (IRELAND) LIMITED

Newbridge Road, Naas, Co. Kildare, W91 VE40

Telephone: 00353 (0) 45 846300

Facsimile: 00353 (0) 45 846341

Private & Confidential.

Land Use, Planning & Transport Dept.,

South Dublin County Council,

County Hall, Tallaght,

Dublin 24,

D24 A3XC

Date: 2nd August 2022.

RE: The Crossings, Adamstown, Lucan, Co. Dublin.

Planning ref: SDZ22A/0008 & Decision Order Number: 0890/22.

Response to Additional Information Point 1.

To Whom It May Concern,

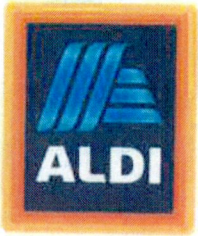
Aldi Stores Ireland Ltd. have entered into an agreement for lease with Quintain Developments Ireland Ltd., for a grocery retail unit located in The Crossings, Adamstown, Lucan, Co. Dublin.

Aldi's design team have liaised with Quintain and approved the design and location of the centre's signage for both customers and service HGVs. The purpose of the east elevation signage is to notify customers and service vehicles travelling along Station Road of the scheme location. The car park entrance is located on the link road between Station Road and Adamstown Avenue. For customers approaching from Station Road this signage will be a key indicator of the scheme and avoid unnecessary traffic movements by customers and delivery vehicles.

Registered Office: 67/68 Fitzwilliam Square, Dublin 2, D02 R284

Registered in Ireland, Number: 294035

Directors: Walter Beatty Jnr., Giles Hurley, Dan Ronald (British), Oliver King (British), Donald Mackay (British), Niall O'Connor, Colin Breslin



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The signage will also assist HGV delivery drivers and other service vehicles on the location of the retail units with the service yard entrance located on the return frontage to the signage. Without this signage, there is a risk of delivery vehicles missing the turn and continuing down Station Road, which was not designed for such vehicles and lacks the necessary turning point.

Aldi believe the retention of this signage is essential for the safe and efficient operation of the scheme.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Eoin McGovern", written over a horizontal dashed line.

Eoin McGovern

Property Director

Registered Office: 67/68 Fitzwilliam Square, Dublin 2, D02 R284

Registered in Ireland, Number: 294035

Directors: Walter Beatty Jnr., Giles Hurley, Dan Ronald (British), Oliver King (British), Donald Mackay (British), Niall O'Connor, Colin Breslin



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Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

4 August 2022

To whom it may concern,

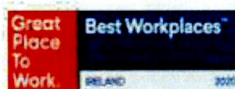
**RE: Planning Application for Signage on south, east, west and north elevations of Block F of the development in the townland of Gollierstown, Adamstown, Lucan, Co. Dublin.
South Dublin County Council Reg. Ref. SDZ22A/0008**

Further to a request for Additional Information by South Dublin County Council on the 14th July 2022, to relocate or reduce the signage proposals, Tesco Ireland Limited, as one of the anchor tenants of the proposed scheme wish to support the retention of the signage as proposed.

The Further Information request by South Dublin County Council states:

"In accordance with Section 11.2.8 of the Development Plan, 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. It is noted that, the proposed signage is generally not ground floor. On east elevation there is a Tesco / Aldi sign that is not related to any entrances. 'The crossings' sign at this location is also not related to an entrance. The applicant is requested to relocate the signs or remove them."

The comments of the Planning Authority in relation to the location and positioning of signs is acknowledged, however, it is submitted that the positioning of the signage zones was carefully considered during the design process. The signage as referenced above was positioned to notify



Kari Daniels (Chief Executive) (UK), Geoff Byrne,
Cathal Deavy, Scott Fitzgerald (UK), Joe Manning

Tesco Ireland Limited is registered in Ireland under number 19542



customers and service vehicles travelling along Station Road of the scheme location and to identify the anchor tenants within the scheme. The signage will be a key indicator of the scheme and avoid last minute unnecessary traffic movements by both customer and delivery vehicles approaching from Station Road. Without same, there is a likelihood of delivery and service vehicles missing the turn and continuing down Station Road which lacks the necessary turning point.

Tesco operate 153 no. stores in cities and towns across the country and recognise the importance of appropriately positioned signage and likewise the impacts of poor signage which can result in operational difficulties and traffic hazards.

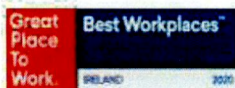
We Tesco Ireland Limited would strongly agree with the design rationale for the proposed signage and support its retention within the planning application.

Yours faithfully,

Justin Noonan

Justin Noonan

On behalf of Tesco Ireland Limited



Kari Daniels (Chief Executive) (UK), Geoff Byrne,
Cathal Deavy, Scott Fitzgerald (UK), Joe Manning

Tesco Ireland Limited is registered in Ireland under number 19542



Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.
D24 YNN5

Our Ref. 21067

30 August 2022

RE: PLANNING REG REF SDZ22A/0008

PLANNING APPLICATION FOR AMENDMENTS TO BLOCK F AS PREVIOUSLY PERMITTED UNDER SDCC REG. REF. SDZ20A/0008 (AS AMENDED BY SDZ20A/0016, SDZ20A/0018 and SDZ21A/0017) AT A SITE MEASURING C. 3.91 HA AT ADAMSTOWN STATION, CO. DUBLIN.

RESPONSE TO FURTHER INFORMATION REQUEST

Dear Sir/Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street Dublin 2, are instructed by our Client (the Applicant), Quintain Developments Ireland Limited, 6th Floor, Fitzwilliam Court, Leeson Close, Dublin 2 to submit this response to Further Information Request issued by South Dublin County Council dated 14 July 2022.

As instructed 6no. copies of the Further Information Response are enclosed, comprising the following:

1. Planning Report – Further Information Reg. Ref. SDZ22A/0008, prepared by Stephen Little & Associates.
2. Letter dated 4 August from Tesco Ireland
3. Letter dated 2 August 2022 from Aldi Stores (Ireland)
4. Letter dated 28 July 2022 Bannon
5. Drg. No. ADC-HJL-F-XX-DR-A-p2021 (Rev P02) prepared by Henry J Lyons Architects

We trust that everything is in order. We confirm that we continue to act for the Applicant in this case and would ask that all future correspondence in relation to this planning application be directed to this office.

Yours faithfully,



STEPHEN LITTLE & ASSOCIATES



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