

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 YNN5

17/08/2022

**PLANNING APPLICATION**

**RE: Subdivision of Unit 14 into 2 no. retail units**  
**AT: Unit 14, The Retail Park Liffey Valley, Coldcut Road, Dublin 22, D22 E789**  
**APPLICANT: Intrust Properties Company Limited By Guarantee**

Dear Sir / Madam,

On behalf of the applicant, Intrust Properties Company Limited By Guarantee, please find enclosed a planning application for development at Unit 14, The Retail Park Liffey Valley, Coldcut Road, Dublin 22, D22 E789.

The proposed development is described in the public notices as follows:-

The development will consist of: subdivision of existing Unit 14 (2,148sqm total gross floor area, including mezzanine level) to create 2no. units and all associated site and development works. The two proposed units are as follows: Unit 14A (1,541 sqm) with new mezzanine area; and Unit 14B (996 sqm). Permission is also sought for minor revisions to elevations comprising new access doors and a new window (mezzanine level) on the rear (north) elevation and a new escape door on front (south) elevation and associated signage on the north, south and west elevations comprising of 2no. shopfront signs, 6no. signage boards, 3no. wall mounted signs and 2no. service door signs.

Unit 14 is currently vacant. Vacancy within The Retail Park detracts from the vitality and viability of the Liffey Valley Core Retail Area.

The purpose of this application is to seek permission for the subdivision of Unit 14 (permitted under Reg. Ref. No.'s S97A/0523 and S98A/0853) into 2no. retail units.

The layout, floorspace and signage proposals have been designed to meet the requirements of prospective tenants.

The existing mezzanine floorspace (108 sqm gfa) is to be removed and a new mezzanine (518 sqm gfa) will be created in Unit 14A. The mezzanine accommodation will comprise retail floorspace, office and staff facilities. There is ample parking available to accommodate the increase in floor area. Current Development Plan Standards indicate that a Retail Park such as The Retail Park Liffey Valley requires c.337 (max)no. car parking spaces – there are c.531 no. spaces available.

Signage is proposed on the elevations. Some of this signage was previously approved under Reg Ref. SD19A/0078 (Bord Ref. ABP-305228-19) including building signage on the west elevation and 6 no. signage boards on the north elevation.

## **Enclosures**

We enclose the following in support of the application: -

### Documents

- Completed and signed Planning Application Form
- Copy of Site Notice
- Newspaper Notice (Full Page)
- Planning Application Fee €1,945  
(Class 4 new mezzanine €3.60 x 518 sqm; Class 13 subdivision (€80))

### Drawings (prepared by Studio 3)

- Refer to enclosed drawing schedule

## **Conclusion**

We look forward to your decision in due course. If there are any questions in relation to any aspect of the information submitted with this application, please feel free to contact us.

Yours sincerely,



---

BMA PLANNING