

Manahan Planners
38, Dawson Street
Dublin 2

Date : 07-Oct-2022

Reg. Ref. : SD21A/0323/C2
Proposal : **Construction of single storey drive through coffee shop pavilion within the existing carpark of Lucan Retail Park; building total floor area of 170.45sq.m and would operate for the sale and consumption, on and off the premises of food and beverages; development will include the reconfiguration of section of existing carpark; removal of 45 car parking spaces to make way for proposed building; vehicle circulation route and collection point; existing carpark to be reduced from 285 to 240 car spaces; all ancillary site works including drainage, external seating, cycle parking, signage location and landscaping.**
Condition 2; Hours of Operation.
Prior to the commencement of development the applicant/developer shall submit the opening hours for the unit for the written agreement of the Planning Authority.
REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area

Location : **Lucan Retail Park, Ballydowd, Lucan, Co. Dublin**
Applicant : **New Ireland Assurance Company PLC**
Application Type: **Compliance with Conditions**

Condition no. 2:

‘ Prior to the commencement of development, the applicant/developer shall submit the opening hours for the unit for the written agreement of the Planning Authority.

REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area’

Dear Sir/Madam,

I refer to your submission received on 17-Aug-2022 to comply with Condition No 2 of Grant of Permission No. SD21A/0323, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant. satisfactory.

It is noted that the proposed opening hours would be significantly later than other units within the retail park and there is potential to impact on the residential amenity of nearby dwellings.

The Applicant should propose more appropriate opening hours in line with the other units within the retail park.

Yours faithfully,

M.C.

for Senior Planner