

**BMA Planning
Taney Hall
Eglinton Terrace
Dundrum
Dublin 14**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1284	Date of Decision: 12-Oct-2022
Register Reference: SD22A/0337	Registration Date: 19-Aug-2022

Applicant: Intrust Properties Company Limited by Guarantee

Development: Subdivision of existing Unit 14 (2148sqm total floor area including mezzanine level) to create 2 units and all associated site and development works. The 2 proposed units are; Unit 14a (1541 sqm) with new mezzanine area and Unit 14b (996 sqm). 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 2 shopfront signs, 6 signage boards, 3 wall mounted signs and 2 service door signs.

Location: Unit 14, The Retail Park Liffey Valley, Coldcut Road, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-Aug-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The applicant is requested to clarify the proposed range of goods to be sold within each proposed unit. This information is required in order to adequately assess the proposal in relation to national, regional and Development Plan policies on retail development and retail parks. The proposed use of the units would contribute towards determining whether the proposed subdivision and layout is appropriate.
2. The applicant is requested to submit a revised proposal that rationalises the number of signs proposed. The number of signage boards proposed on the north (front) elevation should be reviewed in relation

to the South Dublin County Development Plan 2022-2028. On the rear (south) elevation, the 2 no. upper wall mounted signs should be fully omitted. The proposed materials for the signage should be detailed. The revised drawings should not show an upper wall mounted on the neighbouring Unit 15 on the rear southern elevation, when this is no longer existing. A full set of revised drawings should be submitted.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0337

Date: 12-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**