

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



24th October 2022

RESPONSE TO REQUEST FOR FURTHER INFORMATION

REG .REF. SD22A/0337
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, the enclosed is a response to a request for Clarification of Further Information in relation to the above referenced application.

South Dublin County Council issued a request for Further Information (FI) on 12th October 2022 containing 2no. items.

ITEM 1

Item 1 states as follows:-

- ‘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.*

RESPONSE

No change of use is proposed as part of the current application. The established retail warehouse use for the sale of bulky goods is proposed to be continued within the subdivided Units 14a and 14b.

ITEM 2

Item 2 states as follows: -

- ‘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.*

RESPONSE

As requested, the elevational drawings have been revised as follows: -

- North Elevation: - 2no. signage boards have been removed from north (front) elevation and the number and location of the proposed signage boards follows that as currently exists across the wider north elevation.
- South Elevation: - The 2no. upper wall mounted signs are removed from the proposed south elevation and the signage relating to Unit 15 has been removed from the existing south elevation. The lower level signage has also been removed from the proposed south elevation. The contextual elevations have been updated accordingly and are resubmitted also.

Regarding signage materials, the proposed materials will be consistent with the signage materials used across the wider retail park. The applicant is satisfied to accept a condition requiring that the details of signage for the proposed development be submitted to, and agreed in writing with the planning authority prior to operation of the development.

We trust the enclosed is in order and look forward to your decision in due course.

Yours sincerely,



BMA PLANNING