

**Manahan Planners**  
**38, Dawson Street**  
**Dublin 2**

**Date : 29-Nov-2022**

**Reg. Ref. :** SD21A/0323/C4  
**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 4; Roads**

**(a) Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority, following consultation with SDCC's Roads Department and Lighting Department if required:**

**(i) A public lighting scheme for the development. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of SDCC's Lighting Department.**

**(ii) Construction details of all items to be taken in charge. All items and areas for taking in charge shall be undertaken to SDCC's taking in charge standards.**

**(iii) A developed Construction Traffic Management Plan. The written commitment of the applicant/developer to implement the agreed plan shall also be submitted.**

**(vi) A developed Construction & Demolition Waste Management Plan. The written commitment of the applicant/developer to implement the agreed plan shall also be submitted.**

**(b) A Mobility Management Plan shall be completed within six months of opening the development. The Mobility Management Plan shall be submitted for the written agreement of SDCC's Roads Department. The written commitment of the applicant/developer to implement the agreed plan shall also be submitted.**

**REASON: In the interests of visual and residential amenity, sustainable development and pedestrian and traffic safety.**

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

Dear Sir/Madam,

I refer to your submission received on 03-Oct-2022 to comply with Condition No 4 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 **partially** compliant.

Comments:

“The Report from the Roads Department states “*The applicant has submitted details of construction traffic management plan. No areas to be taking in charge. Waste management plan and public lighting scheme. Agree Compliance Submission*”.

It is apparent that the applicant’s submission relates to Part (a) and not Part (b). No mobility management plan has been submitted for Part (b). The Planning Authority is satisfied that the submission is part compliant.”

Yours faithfully,

M.C.

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*for Senior Planner*