



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

28th November 2022

RESPONSE TO REQUEST FOR CLARIFICATION OF 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 following is a response to a request for Clarification of Further Information dated 16th November 2022 in relation to the above referenced application.

RESPONSE

The purpose of the current application is to subdivide an existing vacant retail warehouse unit within The Retail Park at Liffey Valley and thereby provide options in terms of unit size to potential tenants. No tenants have been assigned or confirmed for the proposed Units 14a and 14b and therefore it is not possible to provide details of the specific types of goods to be sold or delineate areas for ancillary products on the planning application drawings.

The proposed range of goods to be sold within each unit will be as per the definition of "bulky goods". "Retail warehouse" and "bulky goods" are defined within Annex 1 of the *Guidelines for Planning Authorities Retail Planning 2012* – see extracts attached. In accordance with the Retail Planning Guidelines, ancillary products will not exceed 20% of the total net retail floorspace of each unit.

The applicant is satisfied to accept a condition that gives effect to the above as follows: -

'The range of goods sold in the units shall be restricted to bulky household goods and goods generally sold in bulk as defined within Annex 1 of the Guidelines for Planning Authorities Retail Planning 2012.

Reason: In the interests of the proper planning and sustainable development of the area.'

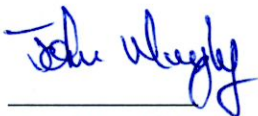
On the basis of the above, it is considered that the applicant has provided sufficient clarity with regard to the range of goods to be sold within each of the proposed Units 14a and 14b and permission can be granted for the current application on that basis.

CONCLUSION

The planning application documents, Response to Further Information and Response to Clarification all confirm the range and type of goods to be sold within the proposed subdivided Unit 14. The proposed Units 14a and 14b will be retail warehouse units, selling bulky goods within the "Core Retail Area" of a designated "Major Retail Centre". Permission should be granted for this reason.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read "John Wray", written over a horizontal line.

BMA PLANNING

EXTRACTS FROM GUIDELINES FOR PLANING AUTHORITY RETAIL PLANNING 2012

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Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government



Guidelines for Planning Authorities

Retail Planning

Department of the Environment, Community and Local Government
April 2012



- Comparison Goods:
 - clothing and footwear;
 - furniture, furnishings and household equipment (excluding non-durable household goods);
 - medical and pharmaceutical products, therapeutic appliances and equipment;
 - educational and recreation equipment and accessories;
 - books, newspapers and magazines;
 - goods for personal care;
 - goods not elsewhere classified;

- bulky goods
 - Goods generally sold from retail warehouses where DIY goods or goods such as flatpack furniture are of such size that they would normally be taken away by car and not be portable by customers travelling by foot, cycle or bus, or that large floorspace would be required to display them e.g.
 - repair and maintenance materials;
 - furniture and furnishings;
 - carpets and other floor coverings;
 - household appliances;
 - tools and equipment for the house and garden;
 - bulky nursery furniture and equipment including perambulators;
 - bulky pet products such as kennels and aquariums;
 - audio-visual, photographic and information processing equipment;
 - catalogue shops and other bulky durables for recreation and leisure.

The list is not exhaustive – bulky goods not mentioned in the list should be dealt with on their merits in the context of the definition of bulky goods

A 1.3 Types of Retailing

Supermarket

Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 M².

Superstore

Generally single level, self service stores selling mainly food, or food and some non-food goods, with at least 2,500 M² net retail floorspace but not greater than 5,000 M² net retail floorspace and with integrated or shared parking.

**Hypermarket**

Single or multi-level self service store selling both food and a range of comparison goods, with net retail floorspace area in excess of 5,000 M² with integrated or shared parking.

Shopping Centre

Predominantly purpose-built centres comprising a mix of large and small units, typically anchored by a large convenience goods stores

Retail Parks

A single development of a least three retail warehouses with associated car parking.

Retail Warehouse

A large single-level store specialising in the sale of bulky household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers.

Factory Shop

A shop located as part of or adjacent to the production facility and specialising in the sale of manufacturers' products direct to the public.

Outlet Centres

Groups of retail units in particular focusing on fashion and accessories which are generally associated with designer groups. They specialise in selling surplus stock and end-of-line goods at discounted prices.

Forecourt Retailing

Mini-supermarket linked to petrol filling stations.

A 1.5 Types of Centre**City and Town Centres**

Provide a broad range of facilities and services and fulfill a function as a focus for both the community and public transport. The term excludes district centres, retail parks, and local centres.

District Centre

Provides a range of retail and non-retail service functions (e.g. banks, post office, local offices, restaurants, public houses, community and cultural facilities) for the community at a level consistent with the function of that centre in the core strategy. They can be purpose built as in new or expanding suburbs or traditional district centres in large cities or town

Local Centre or Neighbourhood Centre

Comprise a small group of shops, typically comprising newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population.