

Senior Administrative Officer
Planning Department,
South Dublin City Council,
County Hall Tallaght,
Dublin 24,
D24 YNN5



03 April 2023

SDCC Reg. Ref. SD22A/0432
Supervalu, Main Street, Newcastle, Co. Dublin

Compliance Submission – Condition 5

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by **Cedarglade Limited** to lodge this compliance submission relating to the development permitted under SDCC Reg. Ref. SD22A/0432 at Supervalu, Main Street, Newcastle, Co. Dublin.

We now enclose 3 No. copies of items referred to in this submission, which includes the following documentation:

- Rendered drawing pack to show internal layout of the off-licence in the retail unit

With reference to the above we now submit the following details in relation to compliance with the grant of permission for Reg. Ref. SD22A/0432. For the convenience of the Planning Authority, we have set out below the text of the condition, which we propose to address at this time and our response follows directly after.

Condition 5 – Opening Hours and Drawings

Prior to the occupation of the subject unit, the following detail shall be submitted to and agreed in writing by the Planning Authority:

- i) The opening hours for the Off-licence.***
- ii) Revised detailed drawings including floor plans and elevations for the off-licence.***

REASON: In the interest of proper planning and sustainable development.

Response to Condition 5

In response item (i) above, we note that we included with the permitted planning application SD22A/0432 full details of the opening hours of the off license, linked directly back to the permitted shop opening hours:

‘the opening hours of the proposed off-licence area will be directly linked to the trading hours of the convenience shop’.

Condition no. 13 of the Final Grant for the parent application SD20A/0037 dated 30th June 2020, states that the permitted hours of activity and operation by staff or the public of the facility shall be Monday to Saturday from 08:00 hours to 22:00 hours and Sundays from 09:00 hours to 21:00 hours. We confirmed, in our application documentation, that the opening hours of the proposed off-licence will comply directly with trading hours of the permitted retail store SD20A/0037.

In addition, please find drawings as per item (ii) above. As per condition no. 1 of SD22A/0432 we can confirm that the development will be carried about and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application. As per figure 1 below the off-licence will be located in the southwestern corner of the permitted retail unit. Figures 2 & 3 below demonstrates that there are no external elevation changes proposed to these external elevations.

We have also included a full rendered drawings pack by Tap Creative with this submission to show the full design of the off-licence area located within the retail unit.

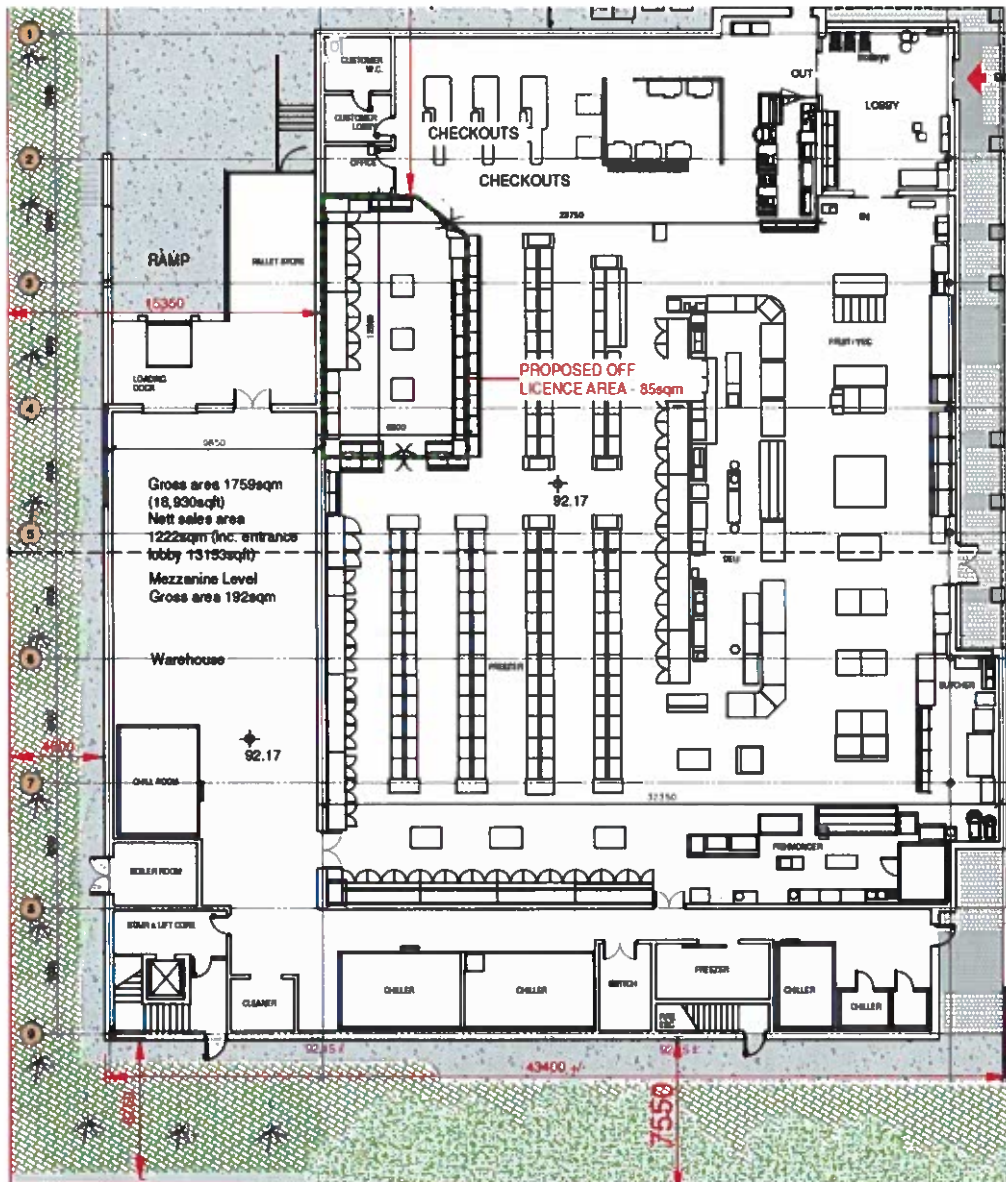
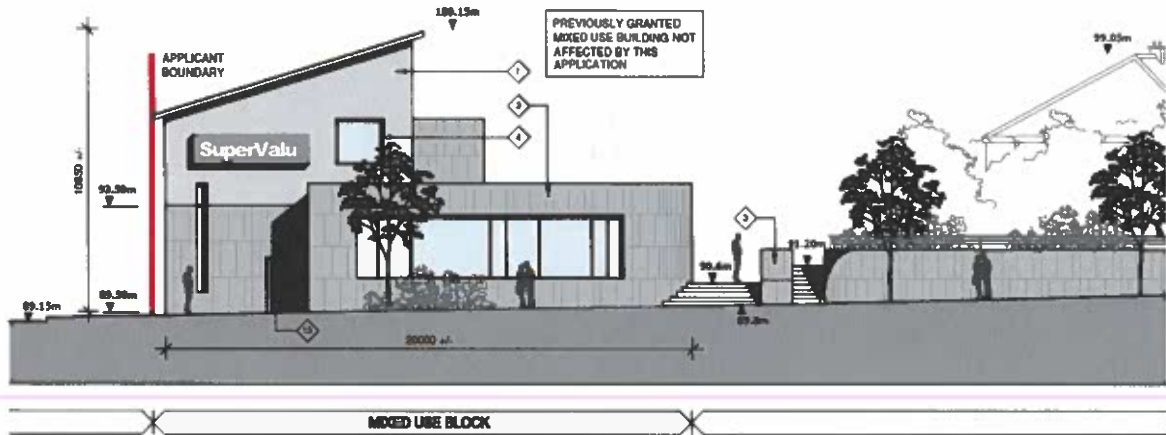
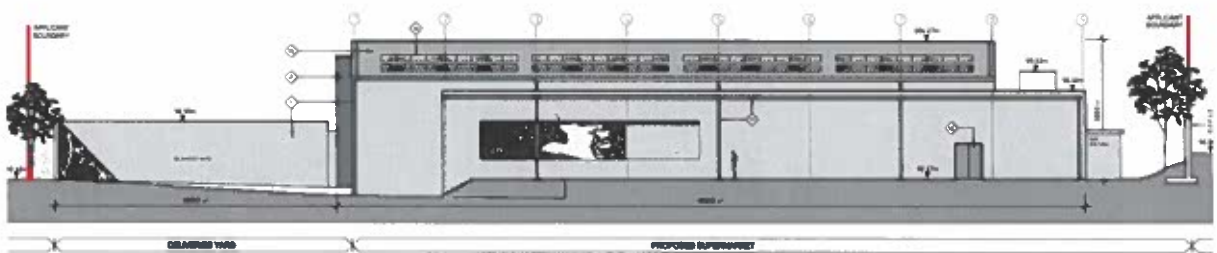


Figure 1 - Permitted Site Plan showing location of permitted off-licence.



Proposed West Elevation - Contiguous (Building not affected by this application)
 Scale 1 : 200 @ A1

Figure 3 – Permitted West Elevation – No changes proposed to elevation



Proposed South Elevation (Not affected by this application)
 Scale 1 : 200 @ A1

Figure 2 - Permitted South Elevation - No changes proposed to the elevation

We trust this is now in order and would be grateful for written confirmation of your acceptance of the content of the above submission as soon as possible. In the meantime, should you have any queries or wish to meet to discuss any of the above, please do not hesitate to contact this office.
 Yours sincerely,

Laura Brock

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 MRUP MIPI
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